**This instrument was prepared by:**
**Please record and return to:**
**Freedom Title Services, LLC**
**109 Hazel Path, Suite 2**
**Hendersonville, TN 37075**
**(615) 822-8332 phone**
**(615) 822-8172 fax**

Karen Johnson Davidson County
Batch# 567665 DEEDWARR
02/03/2021 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $614.20
20210203-0015941

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SALIM HUSARI, MARRIED AND PHILLIP HUSARI, MARRIED, AS TENANTS IN COMMON**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFF CASON, A MARRIED MAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING CONDOMINIUM UNIT 1 ON THE PLAN OF KIMBERLY COURT, ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 6725, PAGE 885, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.**

**BEING THE SAME PROPERTY CONVEYED TO SALIM HUSARI, MARRIED AND PHILLIP HUSARI, MARRIED, AS TENANTS IN COMMON BY WARRANTY DEED FROM PHC PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN INSTRUMENT # 20190524-0049603, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**This is improved property, known as 841 WREN RD SUITE 1, GOODLETTSVILLE, TN 37072.**

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25th day of JANUARY, 2021.

**SALIM HUSARI**

**PHILLIP HUSARI**

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, SALIM HUSARI AND PHILLIP HUSARI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 25th day of JANUARY, 2021.

NOTARY PUBLIC
My commission expires: 4/23/2024

Sondra Brown
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$166,000.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of JANUARY, 2021.

NOTARY PUBLIC
My commission expires:

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

**Address New Owner(s) as follows:**
**JEFF CASON**
**1812 SPRINGFIELD HWY**
**GOODLETTSVILLE, TN 37072**

**Send Tax Bills To:**
Same as above

**MAP/PARCEL: 034-01-0B-001.00CO**

**Certificate of Authenticity**

**I, Jill Neely, do hereby make oath that I am a license attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.**

Jill M Neely

**Signature**

**State of** Tennessee

**County of** Davidson

**Personally appeared before me** Courtney Jacks **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

**Notary's Signature**

**My Commission Expires:** 5/7/2024

**Notary's Seal (If on paper)**

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024