20211583R

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this the 18th day of August, 2021.

Notary Public

My commission expires: _____

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Johnson Davidson County
Batch# 701611 **DEEDWARR**
08/20/2021 10:33:21 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20210820-0112830

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
George M. Guirguis	New Owner	**161-01-0A-034-00**
5324 Edmondson Pike, 4	216 Brittany Park Circle	
Nashville, TN 37211	Antioch, TN 37013	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Brandon R. Musser, an unmarried man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George M. Guirguis, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 5324, No. 4, on the Horizontal Property Regime for Danbury Condominiums, as recorded in the Master Deed of record in Book 6612, Page 75, and as shown on the Plat of record in Plat Rook 6612, Page 122, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Sam F. Shannon and wife, Melinda Shannon by Warranty deed from Beth A. Pyle, unmarried of record in Book 11387, page 570, Register's Office for Davidson County, Tennessee, dated March 15, 1999 and recorded on March 17, 1999.

Being the same property conveyed to Jill Shannon by Quitclaim deed from Sam F. Shannon and wife, Melinda Shannon of record in Instrument No. 20080804-0079622 Register's Office for Davidson County, Tennessee, dated July 24, 2008 and recorded on August 04, 2008.

Being the same property conveyed to Brandon R. Musser, unmarried by Warranty deed from Jill Shannon, unmarried of record in Instrument No. 20200401-0034741 Register's Office for Davidson County, Tennessee, dated March 30, 2020 and recorded on April 01, 2020.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_x_) unimproved (_) property known as 5324 Edmondson Pike, 4, Nashville, TN 37211.

[signatures appear on the following page]

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF 18th day of August, 2021:

Brandon R. Musser

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Brandon R. Musser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 18th day of August, 2021.

My Commission Expires: 5/18/24

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

WILLIAMSON COUNTY