This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-16628-MC

Karen Johnson Davidson County
Batch# 838705 DEEDWARR
04/12/2022 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20220412-0042402

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $405,000.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 5th day of April, 2022.

Notary Public
My Commission Expires: 3-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The Pierce Family Trust Agreement 909 Division Street Suite 200 Nashville, TN 37203	NEW OWNER	119-15-0-158.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **William Hussung, an unmarried man and Sarah Shayma Salim, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Thomas H. Pierce, Trustee of The Pierce Family Trust Agreement dated June 19, 2015**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Neese Heights of record in Plat Book 1424, Page 114, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William Hussung, an unmarried man and Sarah Shayma Salim, an unmarried woman, as joint tenants with right of survivorship by Warranty deed from Robert Walsh, married of record in Instrument No. 20170720-0073088 Register's Office for Davidson County, Tennessee, dated July 12, 2017 and recorded on July 20, 2017.

This is ☒ improved or ☐ unimproved property located at: **113 Neese Drive, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of April, 2022.

GRANTOR:

William Hussung

Sarah Shayma Salim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Hussung and Sarah Shayma Salim, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of April, 2022.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY CHARLES D LIGHTSEY

Notary Public
My Commission expires: 3/7/26

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 5, 2022.

Storey Carver
Affiant Signature

4/5/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th day of April 2022.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

