This Document Prepared by:
Isaacson Sheridan
804 Green Valley Road, Suite 200
Greensboro, NC 27408
Attn: Jennifer N. Fountain, Esq.

Send Tax Notices to:
Jeries Salim Husari
839 Porter Road
Nashville, TN 37206

Parcel Identification Number:
026 15 0 041.00

Karen Johnson Davidson County
Batch# 1121463 DEEDWARRSP
04/10/2024 12:47:30 PM 5 pgs
Fees: $28.00 Taxes: $6,179.00
20240410-0025492

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is made this 9th day of April, 2024, between **COOKE PROPERTIES LIMITED PARTNERSHIP,** a North Carolina limited partnership **("Grantor"),** and Jeries Salim Husari, Salim Husari, and Phillip Husari as Tenants in Common **("Grantee").**

WITNESSETH

That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt of which is hereby acknowledged, by these presents does hereby grant, bargain, sell and convey to Grantee, its successors and assigns, those certain lands situate, lying and being in the County of Davidson, State of Tennessee, and described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Together with all the tenements, easements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof (collectively, the **"Property").**

Said conveyance is made and accepted subject to all easements, covenants, restrictions and encumbrances of record.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunder in anywise belonging unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part by, through or under the Grantor, but not otherwise.

{Signatures on Following Page}

IN WITNESS WHEREOF, Grantor has hereunto set his hand the day and year first above written.

GRANTOR:

COOKE PROPERTIES LIMTED PARTNERSHIP,
a North Carolina limited partnership

By: GEORGE W. MOODY LIVING TRUST DATED APRIL 17, 2002, General Partner

By: _____
George W. Moody, Trustee

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, the undersigned Notary Public of the County and State aforesaid, certify that George W. Moody personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein and in the capacity indicated.

Given under my hand and official seal this 8th day of April, 2024.

MARCELLA B. MOON NOTARY PUBLIC GUILFORD COUNTY, N.C.

{AFFIX SEAL ABOVE}

_____, Notary Public

Marcella B. Moon
Printed or Typed Name of Notary Public

My Commission Expires: 07/10/2028

PROPERTY ADDRESS:
2219 Gallatin Pike N
Madison, TN 37115
Parcel ID No. **026 15 0 041.00**

NAME AND ADDESS OF PROPERTY OWNER:
Jeries Salim Husari
Salim Husari
Phillip Husari

839 Porter Road
Nashville, TN 37206

State of North Carolina
County of Guilford

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration or the fair market value for this transfer, whichever is greater, is $1,670,000.00 which amount is equal to or greater than the amount which the property transferred would command

at a fair and voluntary sale.

Affiant, George W. Moody

Subscribed and sworn to before me this 8th day of April, 2024.

Notary Public

My Commission Expires: 07/10/2028

MARCELLA B. MOON NOTARY PUBLIC GUILFORD COUNTY, N.C.

{Affix Seal Above}

Exhibit A - Legal Description of the Property

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Northside Festival of record in Plat Book 9700, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cooke Properties Limited Partnership, a North Carolina limited partnership, by Warranty Deed from Stephen E. Shavitz and wife, Joy C. Shavitz of record in Book 9912, Page 597, Register's Office for Davidson County, Tennessee, dated January 5, 1996 and recorded on January 9, 1996.

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or 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 9, 24 (date of document).

Jennifer L. Pennell

April 10, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10 day of April, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

