Karen Johnson Davidson County
Batch# 1207223 DEEDWARR
11/20/2024 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20241120-0090571

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00

Affiant

Subscribed and sworn to before me, this 19TH DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 08-08-2028

(AFFIX SEAL) THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Salem Alhusari, a single man, Elias Salem Alhusari and Nadia Milad Alhusari, husband and wife as tenants in common with rights of survivorship	Salem Alhusari et. al.	
	(NAME)	
214 Gallatin Pike South	138 Rose Garden Lane	042-16-0-244.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Juanita B. Howell, unmarried, as to an undivided one-half (1/2) interest, and the Estate of Gwynn Dewitt Howell, deceased, as to an undivided one-half (1/2) interest, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Salem Alhusari, a single man, Elias Salem Alhusari and Nadia Milad Alhusari, husband and wife as tenants in common with rights of survivorship, hereinafter called the Grantees, their heirs and assigns, that 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. 1 on the Plan of Resub. Lot 35, Douglas-Levine Subdivision, of record in Plat at Instrument No. 20201228-0153303, 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 part of the same property conveyed to George P. Howell and wife, Cleora B. Howell by deed from Charles A. Heist Jr., and wife, Clara Lee Heist of record in Book 1540, page 260, Register's Office for Davidson County, Tennessee, recorded November 13, 1947. George P. Howell having predeceased Cleora B. Howell. Cleora B. Howell died testate devising property to Billy Hugh Howell, Jr., 40/100 interest Gwynn D. Howell, 40/100 interest and Juanita B. Howell, 20/100 interest under the Last Will and Testament of Cleora B. Howell, deceased, of record in Will Book 149, page 558, Probate Clerk's Office for Davidson County, Tennessee.

Being part of the same property in which Billy Hugh Howell, Jr., single, conveyed a 30% undivided interest to Juanita B. Howell by deed of record in Book 7515, page 74, and further Billy Hugh Howell, Jr., single, conveyed his remaining 10% interest to Gwynn D. Howell of record in Book 7514, page 78, Register's Office for Davidson County, Tennessee.

Said Gwynn D. Howell died on or about January 03, 2024 and by Will, admitted to Probate by order of the Seventh Circuit Court for Davidson County, Tennessee, Case 24P-192, entered 2/13/2024, directed that his real property be administered in the estate, appointed his wife Donna Kay Howell as Executor, and authorized the Executor, to sell, grant, convey or encumber lands, without the need to receive further authority from the Probate Court. Said Will further gave to Donna Kay Howell and his adult children Zachery Glenn Howell and Micah Lindsay Howell the right to vote upon which of his real properties should be sold, and all three accordingly join this conveyance individually for the sole purpose of consenting to this sale.

Gwynn D. Howell is the same person as Gwynn Dewitt Howell.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 214 Gallatin Pike South, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto

WARRANTY DEED
(Continued)

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. 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 hand(s) this 19th day of November, 2024.

Juanita B. Howell

Donna Kay Howell, Individually

Estate of Gwynn Dewitt Howell, deceased

BY: Donna Kay Howell, exec
Donna Kay Howell, Executor

Micah Lindsay Howell

Zachary Glenn Howell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Juanita B. Howell and Donna Kay Howell, Indivdually, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 day of November, 2024

Notary Public

My Commission Expires: 7/16/2026

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SEAL)

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna Kay Howell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself to be Executor for the Estate of Gwynn Dewitt Howell, Deceased, and in her capacity as such Executor, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 19 day of Nov, 2024.

Notary Public

My Commission Expires: 7/16/2026

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED
(Continued)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Micah Lindsay Howell, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 day of Nov -, 2024

Notary Public

My Commission Expires: 7/6/2026

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Zachary Glenn Howell, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18 day of NOVEMBER, 2024

Notary Public

My Commission Expires: 05-08-2028

(SEAL)

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 19 day of Nov, 2024.

Date: 11/19/2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 19TH day of NOVEMBER, 2024.

My commission expires 05-08-2028

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072