This instrument prepared by:
Momentum Title, LLC - Nashville
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 16-7412-KP

Karen Johnson Davidson County
Batch# 1339303 DEEDWARR
10/29/2025 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $678.95
20251029-0086050

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $183,500.00.

KELLIE L. PARSONS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Affiant
Subscribed and sworn to before me, this the 28th day of October, 2025.

Notary Public
My Commission Expires: 8/21/27

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christi Merritt 1301 Neelys Bend Road Madison, TN 37115	Christi Merritt 1301 Neelys Bend Road Madison, TN 37115	052 16 0A 010.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Richard David McDonough, an unmarried man** (individually and/or collectively, "Grantor"), transfer and convey unto **Christi Merritt, a single woman** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A Certain Condominium apartment located in Davidson County, State of Tennessee, described as follows: Apartment Unit No. A-10 of NEELEY'S BEND CONDOMINIUM created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of Record in Book 5483, Page 86, as amended in Instrument No. 20020705-0080848 and Instrument No. 20040527-0062519, Register's Office for said County, together with the undivided percentage interest in the common elements, appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is here made to the Plat of NEELEY'S BEND CONDOMINIUM of Record in Plat Book 5200, Page 200, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Richard David McDonough, an unmarried man, by Warranty Deed from Phillip Husari, a single man and Salim Husari, a single man, as Tenants by The Entirety with Ri, of record in Instrument No. 20201104-0129003, in the Register's Office of Davidson County, Tennessee, dated October 30, 2020, and recorded on November 04, 2020.

This is improved property located at: **1301 Neelys Bend Road, a10, Madison, TN 37115.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the 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 Grantee, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of 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 27th day of October, 2025.

GRANTOR:

Richard David McDonough

STATE OF New Jersey
COUNTY OF Cape May

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard David McDonough, 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 27th day of October, 2025.

TIFFANY S. WHITEHURST
Commission # 50201691
Notary Public, State of New Jersey
My Commission Expires
July 22, 2027

Notary Public
My Commission expires: 7/22/2027

Tennessee Certification of Electronic Document

I, Emma Howard, 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 10-27-2025 (date of document).

Emma Howard
Affiant Signature

10-27-2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 27 day of October, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL