Bill Garrett Davidson County
Batch# 126810 DEEDWARR
08/09/2018 10:25:07 AM 4 pgs
Fees: $23.00 Taxes: $327.45

20180809-0078463

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,500.00

Affiant

Subscribed and sworn to before me, this 7TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/29/2020

(AFFIX SEAL)

APRIL GRISHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY COMMISSION EXPIRES JAN 29, 2020

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Amrollah Sharifi, a married man and Naim Sharifi, an unmarried man	NEW OWNERS	
	(NAME)	
4605 Toddington Drive		092-02-0-416.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 Gwendolyn Smith-Sales and Gladys L. Menzies and Barbara Colbert and Tiffanie D. Fletcher, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Amrollah Sharifi, a married man and Naim Sharifi, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 91 IN THE SUBDIVISION OF THE HEFFERNAN PLACE, A PLAN OF WHICH IS OF RECORD IN BOOK NO. 161, PAGE 138, R.O.D.C. TENNESSEE, TO WHICH PLAN REFERENCE IS HEREVY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JAMES BENTLY SMITH AND WIFE, HATTIE SMITH, BY INSTALLMENT DEED, FROM H.M. KINDALL AND WIFE, VERA KINDALL, OF RECORD IN DEED BOOK 1282, PAGE 187, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. HATTIE SMITH DIED ON 1/31/1980, SURVIVED BY HER SPOUSE JAMES BENTLEY SMITH PER AFFIDAVIT OF HEIRSHIP PLACED OF RECORD SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 20180809-0078459, SAID REGISTER'S OFFICE. JAMES BENTLEY SMITH SUBSEQUENTLY DIED UNMARRIED AND INTESTATE ON 5/22/1982, SURVIVED BY ALL FIVE OF THE CHILDREN BORN TO HIM DURING HIS LIFE, BEING EDWARD COLEMAN SMITH, CHARLES BENTLEY SMITH, JR., BARBARA COLBERT, GWENDOLYN SALES, AND GLADYS MENZIES, AS PER AFFIDAVIT OF HEIRSHIP PLACED OF RECORD SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 20180809-0078460, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. AN AFFIDAVIT OF INHERITANCE DATED JUNE 18, 1990 AND OF RECORD AT BOOK 8133, PAGE 772, SAID REGISTER'S OFFICE, CORRECTLY IDENTIFIES CHARLES B. SMITH AS AN HEIR OF JAMES BENTLEY SMITH, BUT BY AN ERROR IN THE PREPARATION THEREOF OMITTED TO IDENTIFY THE REMAINING HEIRS AS SET OUT HEREIN. EDWARD COLEMAN SMITH DIED UNMARRIED AND INTESTATE ON 10/17/2002, SURVIVED BY HIS ADULT DAUGHTER TIFFANIE D. FLETCHER, AS PER AFFIDAVIT OF HEIRSHIP PLACED OF RECORD SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 20180809-0078462, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. CHARLES BENTLEY SMITH, JR. DIED UNMARRIED, INTESTATE AND WITHOUT ISSUE ON 2/28/2017, AS PER AFFIDAVIT OF HEIRSHIP PLACED OF RECORD SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 20180809-0078461, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. JAMES B. SMITH, JAMES BENTLY SMITH, JAMES BENTLEY SMITH AND JAMES BENTLEY SMITH, SR. ARE THE SAME PERSON. CHARLES BENTLEY SMITH AND CHARLES BENTLEY SMITH, JR. ARE THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

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

unimproved ( )
This is improved (X) property, known as 2409 Alameda Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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. 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 7th day of August, 2018.

Gwendolyn Smith-Sales
Gwendolyn Smith-Sales

Gladys L. Menzies
Gladys L. Menzies

_____
Barbara Colbert

Tiffanie D. Pletcher
Tiffanie D. Pletcher

STATE OF OHIO

COUNTY OF _____

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

Witness my hand and official seal, this the 7th day of August, 2018.

_____
Notary Public

My Commission Expires:

(SEAL)

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 7th day of August, 2018.

Notary Public

MARY A. BRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

My Commission Expires:

(SEAL)

STATE OF Tennessee

WARRANTY DEED
(Continued)

COUNTY OF Davidson

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

Witness my hand and official seal, this the 7th day of August, 2018.

Notary Public

My Commission Expires:

(SEAL)



STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 7th day of August, 2018.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

WARRANTY DEED
(Continued)

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. 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 7th day of August, 2018.

_____
Gwendolyn Smith-Sales

_____
Gladys L. Menzies

x Barbara Colbert
Barbara Colbert

_____
Tiffanie D. Fletcher

STATE OF OHIO

COUNTY OF Lucas

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

Witness my hand and official seal, this the 7th day of August, 2018.

Jennifer Hood
Notary Public



My Commission Expires:

(SEAL)

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 7th day of August, 2018.

_____
Notary Public

My Commission Expires:

(SEAL)

STATE OF Tennessee