This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3538

Karen Johnson Davidson County
Batch# 215923 DEEDWARR
04/10/2019 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20190410-0032560

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $450,000.00

Affiant

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Subscribed and sworn to before me, this the 15th day of February, 2019

Notary Public
My Commission Expires: 11/5/2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Benyamin & Erini Ebrahim, LLC 1427 Wolf Creek Drive Nolensville TN 37135	New Owner	14900015600

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 considerations, the receipt of which is hereby acknowledged, I/we, **Shari Long Wilkes a/k/a Sherrie Long a/k/a Shari Long, a married woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Benyamin & Erini Ebrahim, LLC, a Tennessee limited liability company,** 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:

Property located in the 32ND Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 02-06-19, File Number 2-687, as follows:

Beginning at a set iron rod having a Tennessee State Plane Coordinate of N:632166.0441, E:1780329.1061 and being on the east margin of Bell Road and being the common corner of Charles Walker (Instrument Number 201302080013469);
Thence with said Walker SOUTH 84 DEGREES 55 MINUTES 33 SECONDS EAST a distance of 444.64 feet to an existing iron rod at the base of a Cedar having a Tennessee State Plane Coordinate of N:632126.7184, E:1780772.0038 and in the west line of U-STORE-IT, LP (Instrument Number 200512270153714);
Thence with said U-STORE-IT, LP SOUTH 01 DEGREES 39 MINUTES 29 SECONDS WEST a distance of 127.87 feet to an existing iron rod having a Tennessee State Plane Coordinate of N:631998.9031, E:1780768.3040;
Thence with Rural Hill Church of Christ (Instrument Number 200909110085104) NORTH 82 DEGREES 11 MINUTES 57 SECONDS WEST a distance of 424.56 feet to a chiseled mark in a concrete drive in the east margin of Bell Road;
Thence with said margin NORTH 10 DEGREES 15 MINUTES 22 SECONDS WEST a distance of 45.55 feet;
Thence NORTH 09 DEGREES 10 MINUTES 45 SECONDS WEST a distance of 65.54 feet to a set iron rod which is the point of beginning,
having an area of 50903.3 square feet, 1.17 acres

Being the remaining portion of the property described in Deed Book 8332, Page 670, Register's Office of Davidson County, TN.

Being part of the same property conveyed by Quitclaim Deed from Pat Tatum and Carolyn Wood to Billy Joe Long for life with remainder to Sherrie Long, Trustee, as recorded on the 18th day of April, 1991 in Deed Book 8332, Page 670 and part of Warranty Deed from Jerome L. Steimle and wife, Janice M. Steimle to Pat Tatum and Carolyn Wood, Trustees, as recorded on the 17th day of June, 1988 in Deed Book 7576, Page 115, in the Register's Office of Davidson County, Tennessee.

The said Billy Joe Long having since died on March 18, 1991 leaving said property vested onto Sherri Long, Trustee.

See also Affidavit of Trust dated____ day of February, 2019 recorded in Instrument Number __20190410003255 9__, Register's Office for Davidson County, Tennessee.

Shari Long Wilkes, Sherrie Long, and Shari Long are one and the same person.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is ☒ improved or ☐ unimproved property located at: **554 Bell Road, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 15th day of February, 2019.

GRANTOR:

Shari Long Wilkes

Shari Long Wilkes a/k/a Sherrie Long a/k/a Shari Long

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Shari Long Wilkes a/k/a Sherrie Long a/k/a Shari Long 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 15th day of February, 2019.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-20-21

201904100032560

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212