Karen Johnson Davidson County
Batch# 234439 DEEDTRS
05/24/2019 11:42:00 AM 2 pgs
Fees: $13.00 Taxes: $407.00
20190524-0049419

PREPARED BY AND RETURN TO:
Shapiro & Ingle, LLP
10130 Perimeter Parkway
Suite 400
Charlotte, NC 28216
(704)333-8107
Fax (704)333-8156

S&I:18-116553
Davidson COUNTY

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 30, 2006, recorded in Instrument No. 20060525-0061596, in the Register's Office of Davidson County, Tennessee, Patricia Louise Kircher conveyed to Kyle Walters, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument No. 20190411-0033122, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request, the said property was by the Substitute Trustee, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in the Nashville Ledger such advertisement appearing in said newspaper on April 19, 2019, April 26, 2019, May 3, 2019 by which advertisement the sale was appointed to be held on May 14, 2019, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 10:00 AM; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center (DMDC) website for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, *et seq.*; and

WHEREAS, at the time and place mentioned in said advertisement, the property was sold at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Amrollah Sharif for the sum of $110,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Amrollah Sharif, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Amrollah Sharif the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Ingle, LLP, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Amrollah Sharifi & Naim Sharifi, his/her/their/its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Antioch, County of Davidson, State of Tennessee, to wit:

A TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 146 ON THE PLAN OF TERRAGON TRAILS, SECTION 2 AS OF RECORD IN BOOK 5050, PAGE 9, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO. 146 FRONTS 35.7B FEET ON THE SOUTHERLY MARGIN OF TRAPPERS RIDGE AND EXTENDS BACK BETWEEN LINES MEASURING 137.66 FEET ON THE EASTERLY LINE AND 1DB.9 FEET ON THE WESTERLY LINE TO A DEED LINE IN THE REAR ON WHICH IT MEASURES 124.32 FEET.

BEING THE SAME PROPERTY CONVEYED FROM MILO MILTON KIRCHER (MARITAL STATUS NOT STATED) TO PATRICIA LOUISE KIRCHER (MARITAL STATUS NOT STATED) BY DEED RECORDED 911BIB4, IN BOOK 63B4, AT PAGE 704, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. TAX MAP OR PARCEL ID NO.: 149-09 192.0D

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20060525-0061596, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Quitclaim Deed Book 6384, page 704, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Amrollah Sharif, his/her/their/its successors and assigns, in fee simple forever, to whom the said Shapiro & Ingle, LLP, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

AMHIHJGKHMHJBLFQHOBKGK
ALMCPLKCDUOLEHABCJJHX
AMOJODMFAMJBPFOEOEGCK
APIPDLJGMGMFNLPHFDLAHX
ALPOCCHPOHJBFAKJDCFCHGJK
DLLDLLDLLDLLDDDLLLLDDL

IN WITNESS WHEREOF, the said Shapiro & Ingle, LLP, Substitute Trustee, has hereunto set its hand and seal this Twenty-First day of May, 2019.

Shapiro & Ingle, LLP

By: _____
Whitney Maxwell
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 21st day of May, 2019, before me, a Notary Public, in and for said State and County, personally appeared Whitney Maxwell, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of Shapiro & Ingle, LLP, the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

WITNESS my hand and Notarial Seal at Office the day and year above written.

_____
My commission expires:
March 26, 2023

_____
Notary Public
Michelle Toney

MICHELLE TONEY
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires March 26, 2023

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $110,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Whitney Maxwell
Affiant - Agent

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Subscribed and sworn to before me on the date written above.

_____
My commission expires:
March 26, 2023

_____
Notary Public
Michelle Toney

MICHELLE TONEY
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires March 26, 2023

PROPERTY ADDRESS: 4812 Trappers Ridge, Antioch, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Amrollah Sharif
4605 Toddington Drq
Nashville, TN 37215

S&I File #18-116553
Map & Parcel -149 09 0 192.00

RETURN TO:

_____

_____

_____

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.