21861
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 292744 DEEDWARR
09/27/2019 03:18:52 PM 3 pgs
Fees: $18.00 Taxes: $614.57
20190927-0098756

WARRANTY DEED

Address New Owner(s)
Wassem Raouf Abdelshahed
1901 Murfreesboro Pike
Apt. 216
Nashville, TN 37217

Send Tax Bills to: and
New Owner(s)

Map-Parcel:
14900001100

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, hereinafter called the Grantors, **Shams Properties, LLC, a Tennessee Limited Liability Company,** has bargained and sold, and by these presents do transfer and convey unto **Wassem Raouf Abdelshahed**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same property conveyed to Shams Properties, LLC by Warranty Deed from Mitchell Whitson, married, dated August 23, 2016, and filed at Instrument No. 20160826-0089677, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: 2019 taxes, prorated and assumed; Utility and Drainage Easement as shown in deed filed in Instrument No. 20031117-0167249 and any and all easements, restrictions and zoning regulations which may be applicable to subject property.

This is improved property known as: 2327 Una Antioch Pike, Antioch, TN 37013

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 whosoever.

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 hand as of the date shown on the Notary Form.

SHAMS PROPERTIES, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

BY: Mohammad R. Shams, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mohammad R. Shams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of SHAMS PROPERTIES, LLC, the within named bargainor, a Limited Liability Company, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself a such Managing Member.

Witness my hand and official seal at office, this 23rd day of September, 2019.

My Commission Expires: 3/8/22

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC OLLIE MAI PARSLEY MY COMMISSION EXPIRES 3-8-2022

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $166,100.00

Affiant

Sworn to and subscribed before me
this 23rd day of September, 2019.

Notary Public
My Commission Expires:
3/8/22

STATE OF TENNESSEE NOTARY PUBLIC OLLIE MAI PARSLEY MY COMMISSION EXPIRES 3-8-2022

EXHIBIT "A" **GF#: 21861**

Legal Description

Property lying in eastern Nashville, Davidson County, Tennessee, and on the west margin of Una/Antioch Pike, and the south margin of Billingsgate Road; bounded on the north by Billingsgate Road, on the east by Una/Antioch Pike, on the south by Pepper Ridge Condominiums, Phase 9 of record in Plat Book 8250, page 322, and on the west by Pepper Ridge Condominiums, Phase 1, of record in Plat Book 6900, page 526 and being more specifically described as follows:

Beginning on an iron pin set on the west margin of Una/Antioch Pike, the southeast corner of the herein described tract and the northeast corner of the Pepper Ridge Condominiums, Phase 9; thence with the north line of Pepper Ridge, Phase 9, N 86 deg. 15 min. 50 sec. W, 194.97 feet to an iron pin in the east line of Pepper Ridge Condominiums, Phase 1, the southwest corner of the herein described tract and the northwest corner of said Phase 9; thence with the east line of Phase 1, N 10 deg. 00 min. 51 sec. E, 139.84 feet to an iron pin at the northwest corner of the herein described tract; thence S 80 deg. 08 min. 35 sec. E, 158.35 feet to an iron pin on the south margin of Billingsgate Road; thence with the south margin of Billingsgate Road, S 80 deg. 03 min. 54 sec. E, 42.60 feet to an iron pin; thence around a non tangent curve to the right, having a radius of 36.26 feet, a distance of 54.17 feet and having a chord bearing of S 13 deg. 02 min. 52 sec. E and a chord distance of 49.27 feet to an iron pin on the west margin of Una/Antioch Pike; thence with the west margin, S 29 deg. 45 min. 40 sec. W, 78.28 feet to an iron pin, the point of beginning and containing 0.623 acres, more or less, according to a survey by Galyon W. Northcutt, RLS #1529, dated January 21, 2004.