Karen Johnson Davidson County
Batch# 375719 DEEDWARR
03/23/2020 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $876.90
20200323-0031197

THIS INSTRUMENT BY: WILLIAM TIMOTHY HILL 201 4th AVENUE NORTH, SUITE 1800 NASHVILLE, TENNESSEE 37219 (615) 256-1577	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00. Elaine P. Williamson Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF March, 2020. Notary Public MY COMMISSION EXPIRES: 1-24-22 (AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Brenda A. Darrah, Wayne A. Darrah and Patrick Darrah 4812 Trappers Ridge Antioch, TN 37013	CMG 3160 Crow Canyon Rd #400 San Ramon CA 94583	149-09-0-192.00

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **AMROLLAH SHARIFI, a married man, and NAIM SHARIFI, an unmarried man,** called the Grantors have bargained and sold, and by these presents do transfer and convey unto **BRENDA A. DARRAH and WAYNE A. DARRAH, wife and husband, and PATRICK DARRAH, unmarried, as Tenants in Common with Rights of Survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 14 6 on the Plan of Terragon Trails, Section 2 as of record in Book 5050, page 9, Register's Office for said County.

Said Lot No. 146 fronts 35.78 feet on the southerly margin of Trappers Ridge and extends back between lines measuring 137.66 feet on the easterly line and 108.9 feet on the westerly line to a deed line in the rear on which it measures 124.32 feet.

Being the same property conveyed to Amrollah Sharifi and Naim Sharifi by deed from Shapiro & Ingle, LLP, as Substitute Trustee, dated March 24, 2019, of record in Instrument No. 20190524-0049419, Register's Office of Davidson County, Tennessee.

This is improved property known as 4812 Trappers Ridge, Antioch, Tennessee 37013.

THIS CONVEYANCE IS SUBJECT TO:

1) All matters in Plat Book 850, page 809, Register's Office for Davidson County, Tennessee.
2) Restrictions of record at Book 5084, page 842, Register's Office for Davidson County, Tennessee.
3) Davidson County Property Taxes for the year 2020.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns, forever; and I do covenant with the said Grantors that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in 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.

The Grantor has not used the subject property as a private place of residence.

WITNESS my hand this 19 day of MARCH, 2020

Amrollah Sharifi

Naim Sharifi

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **AMROLLAH SHARIFI,** with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of March, 2020.

Charlotte E Herring

Notary Public

My Commission Expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **NAIM SHARIFI,** with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of March, 2020.

Charlotte E Herring

Notary Public

My Commission Expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY