Karen Johnson Davidson County
Batch# 634730 DEEDWARR
05/12/2021 01:25:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210512-0064115

WARRANTY DEED

FROM: TAGHI MOHAMMADKHAH,
Grantor

TO: MEHDIEH SHARIF,
Grantee

This instrument was prepared by:
Rebecca McKelvey Castañeda
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Number:
Mehdieh Sharif 301 Demonbreun Street Unit 802 Nashville, TN 37201	Mehdieh Sharif 301 Demonbreun Street Unit 802 Nashville, TN 37201	Map 43-15 Parcel 225

AFFIDAVIT

STATE OF Tennessee)

COUNTY OF Davidson)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Warranty Deed was executed and delivered in accordance with the terms of an Order in that certain case styled **Mehdieh Sharif v. Taghi H. Mohammadkhah, Case No. 18CV-47427, Chancery Court for Williamson County, Tennessee**, and that there was no other consideration given for the transfer.

Taghi Mohammadkhah, Affiant

Sworn to and subscribed before me, this the 14th day of April, 2021.

Notary Public

DENISE M. LAUMEYER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT 2, 2023

My Commission Expires: 10/2/2023

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of an Order issued in that certain case styled **Mehdieh Sharif v. Taghi H. Mohammadkhah, Case No. 18CV-47427, Chancery Court for Williamson County, Tennessee.**

MO325N:181264:1461098:1:NASHVILLE

Accordingly, TAGHI MOHAMMADKHAH ("Grantor"), has bargained and sold, and by these presents does transfer and convey his interest unto MEHDIEH SHARIF ("Grantee"), her heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows (the "Property"):

> Land lying within the 9th Councilmanic District of Nashville, Davidson County, Tennessee and being the property of TCMC Madison-Portland, Inc. of record at Instrument No. 20060403-0037167, at the Register's Office for Davidson County, Tennessee, and being described according to a boundary survey by Hart, Freeland, Roberts, Inc., Stanley K. Draper, R.L.S. #2389, dated 11-22-06, and being Lot 122, Section Two, of Arrowhead Estates, of record in Plat Book 5050, Page 83, and being more particularly described as follows;
>
> BEGINNING at an iron pin old in the northerly right-of-way line of Warrior Road, said pin being the southwesterly corner of Lot 121, of said subdivision;
>
> Thence, with said right-of-way line, N 82 deg 38' 07" W, 30.84' to an iron pin old at the southeasterly radius return of Larkin Springs Road;
>
> Thence, with a curve to the right, having a radius of 25.00', a central angle of 90 deg 25' 00", chord bearing and distance, N 37 deg 25' 37" W, 35.48', along an arc length of 39.45' to an iron pin old in the easterly right-of-way line of Larkin Springs Road;
>
> Thence, with said right-of-way line, N 7 deg 46' 53" E, 121.82' to a concrete monument old at the southwest corner of the James Carl Ricketts property of record in Deed Book 4087, Page 532;
>
> Thence, S 82 deg 38' 07" E, 54.95' to an iron pin old at the northwest corner of said Lot 121;
>
> Thence, S 7 deg 21' 53" W, 147.00' to the POINT OF BEGINNING and containing 8020 square feet, or 0.184 acres, more or less.
>
> Being the same property conveyed to Taghi Mohammadkhah and wife, Mehdiah Sharif, by General Warranty Deed from HTI Memorial Hospital Corporation, a Tennessee corporation, recorded as Instrument No. 20061229-0161047, in the Register's Office of Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. Property taxes for 2021, a lien not yet due and payable.

2. All matters shown on the plan of record in Book 5050, Page 83, Register's Office.

3. Restrictive covenants of record in Book 5286, Page 406, Register's Office.

4. Easement granted to the Madison Suburban Utility District of Davidson County, Tennessee, of record as Instrument No. 20030310-0031364, Register's Office.

The Property is improved property known as **329 Warrior Road, Madison, TN 37115.**

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth above, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor's heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth above, to which this conveyance is expressly made subject.

Witness my hand this 14th day of April, 2021.

TAGHI MOHAMMADKHAH

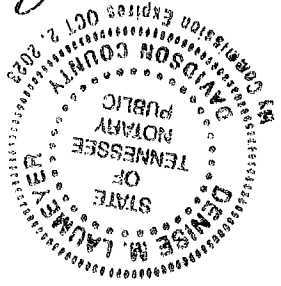
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer, a Notary Public of said County and State, TAGHI MOHAMMADKHAH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 14th day of April, 2021.

Notary Public

My Commission Expires: 10/2/2023



Certificate of Authenticity

I, Denise M. Laumeyer, do hereby make oath that I am 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.

Denise M. Laumeyer
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Cynthia D. Beatty, a notary public for this county and state, Denise M. Laumeyer who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cynthia D. Beatty
Notary's Signature

My Commission Expires: 1/30/2024

Notary's Seal

CYNTHIA D. BEATTY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires JAN. 30, 2024