Karen Johnson Davidson County
Batch# 634733 DEEDWARR
05/12/2021 01:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210512-0064118

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	133-01-0-174.00

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.

Denise M. Laumeyer
Notary Public

My Commission Expires: 10/2/2023

DENISE M. LAUMEYER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Oct 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:181264:1461184:1:NASHVILLE

Accordingly, TAGHI MOHAMMADKHAH, also known as Taghi Haji Agha 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 in Davidson County, Tennessee being Lot 14 on the Plan of Radnor Terrace Subdivision (erroneously referred to as Radnor Place in previous deeds) of record in Book 421, Page 58, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 14 fronts 50 feet on the northerly margin of Radnor Terrace, formerly McClellan Avenue, and extends back between parallel lines 192 feet to an alley.
>
> Being the same property conveyed to Taghi Haji Agha Mohammadkhah by Special Warranty Deed from CitiMortgage, Inc., by its duly authorized attorney in fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services recorded as Instrument No. 20091130-0108927, in the Register's Office of Davidson County, Tennessee.

Taghi Mohammadkhah is also known as Taghi Haji Agha Mohammadkhah.

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

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

2. All matters shown on the plan of record in Book 421, Page 58, Register's Office.

The Property is improved property known as **426 McClellan Avenue, Nashville, TN 37211**.

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

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