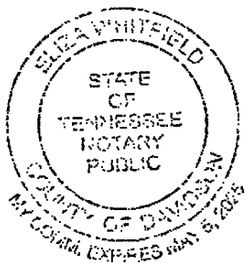
Karen Johnson Davidson County
Batch# 670760 DEEDWARR
07/02/2021 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $743.70
20210702-0090152

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $201,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 30th day of June, 2021. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Amrollah Sharifi and Naim Sharifi	New Owners	082 08 0 210.00
4605 Toddington Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID B. WILSON, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMROLLAH SHARIFI, A MARRIED PERSON AND NAIM SHARIFI, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 18 on the Plan of Leek Subdivision of the Arthur Tract of record in Plat Book 547, Page 54, in the Register' s Office for Davidson County, Tennessee.

Being the same property conveyed to David B. Wilson, an unmarried man By Quitclaim Deed from K&D Werks, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200715-0077208 in the Register's Office of Davidson County, Tennessee, dated July 06, 2020 and Recorded on July 15, 2020.

Being the same property conveyed to K&D Werks, LLC, a Tennessee Limited Liability Company By Warranty Deed from Joe Comer, A Married Man of record in Instrument No. 20130419-0039318 in the Register's Office of Davidson County, Tennessee, dated April 18, 2013 and recorded on April 19, 2013.

Being the same property conveyed to Joe Comer, a Single person By Warranty Deed from Sarah E. Clark, a Single Person of record in Book 8224, Page 651 in the Register's Office of Davidson County, Tennessee, dated August 14, 1990 and recorded on October 25, 1990.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 417 Myrtle Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of June, 2021.

David B. Wilson

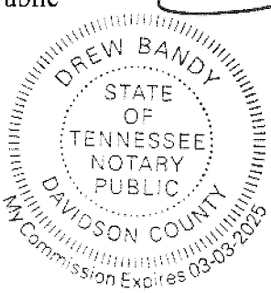
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David B. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of June, 2021.

Notary Public

My Commission Expires: 3|3|25



Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/2/2021 (date of document).

Affiant Signature

7/2/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2nd day of July, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025