Karen Johnson Davidson County
Batch# 703762 DEEDWARR
08/24/2021 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20210824-0114327

22696
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s)
Amena F. Zebari
5017 Marc Drive
Nashville, TN 37211

Send Tax Bills to:
New Owner

Map-Parcel:
133 06 0 156.00

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 does transfer and convey unto **Amena F. Zebari as Trustee of the Amena F. Zebari Revocable Living Trust dated July 31, 2020** hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 6th Civil District of Davidson County, Tennessee, according to an unrecorded survey made by William Collier Parrish Associates, dated March 4, 1960, as follows:

Beginning at a point in the east right-of-way line of Nolensville Road, which is 176.5 feet, more or less, from the corner of Wheeler and Nolensville Road right-of-way line; thence running along the east right-of-way line of Nolensville Road in a southerly direction 50 feet; thence running easterly 160 feet, more or less, to a stake; thence running northwesterly 50 feet to a point; thence running westerly 155 feet, more or less, to the point of beginning.

BEING the same property conveyed to Shams Properties, LLC, a Tennessee limited liability company, by Limited Warranty Deed from Wells Fargo Bank, N.A., dated November 20, 2012, and filed of record in Instrument No. 20121126-0108149, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: 2021 taxes and subsequent years and any and all easements, restrictions and zoning regulations which may be applicable to subject property.

This is improved property known as: 3706 Nolensville Pike, Nashville, TN 37211.

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

By: Mohammad R. Shams, Member

Sonia O. Shams, 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 and Sonia O. Shams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of SHAMS PROPERTIES, LLC, the within named bargainor, a limited liability company, and that they as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by themselves as Members.

Witness my hand and official seal at office, this 23rd day of August, 2021.

Notary Public

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE 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 $450,000.00

Affiant

Sworn to and subscribed before me
this 23rd day of August, 2021.

Notary Public
My Commission Expires:
3/8/22

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

Tennessee Certification of Electronic Document

I, Steven T. Mills, 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 08/24/2021 (date of document).

Affiant Signature

08/24/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 24th day of August, 2021.

Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025

202108240114327