Karen Johnson Davidson County
Batch# 757915 DEEDQC
11/18/2021 03:15:17 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211118-0153872

Prepared by:
Brian Lavoy Payne
Attorney at Law, PLLC
TN BPR # 11639
3200 West End Avenue, Suite 500
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 18TH DAY OF NOVEMBER, 2021.

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My commission expires: 11/08/22

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mohssen Sharifi, Trustee 515 Bel Air Place Brentwood, TN 37027	SAME AS CURRENT	MAP 155 GROUP 8C PARCEL 22

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **MOHSSEN SHARIFI (also known as Mohsen Sharifi), a married man,** hereinafter the Grantors, by these presents, do hereby quitclaim and convey **MOHSSEN SEYED SHARIFI and FATEMEH MICHELLE SHARIFI, as Co-Trustees of THE SHARIFI LIVING TRUST, U/A dated November 15, 2021, her successors in interest and any amendments thereto,** hereinafter Grantees, all right, title, and interest in and to the following tract or parcel of land in DAVIDSON County, Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 22 ON THE PLAN OF POPLAR CREEK ESTATES, PHASE TWO, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 6900, PAGES 339-347, REVISED IN PLAT BOOK 7900, PAGES 888-889 AND INSTRUMENT NUMBER 20010911-0098418, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO MOHSEN SHARIFI, A MARRIED MAN, BY WARRANTY DEED FROM S & A CONSTRUCTION COMPANY, A TENNESSEE LIMITED LIABILITY COMPANY, DATED FEBRUARY 11, 2004, OF RECORD IN INSTRUMENT NO. 20040217-0017999, DAVIDSON COUNTY REGISTER OF DEEDS.

This is improved property known as 6548 Chessington Drive, Nashville, Tennessee 37221.

Fatemeh Sharifi joins in the execution of this instrument to convey her marital interest, if any, in subject property.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(F) this conveyance is exempt from the payment of real estate transfer tax as a conveyance from the grantors to themselves as co-trustees of their revocable living trust.

Witness my hand this 18th day of November, 2021.

MOHSSEN SHARIFI

FATEMEH SHARIFI

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named MOHSSEN SHARIFI and FATEMEH SHARIFI, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at BRENTWOOD, TENNESSEE, this 18th day of NOVEMBER, 2021.

Notary Public

My commission expires: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON