Karen Johnson Davidson County
Batch# 865569 DEEDWARR
06/01/2022 10:52:33 AM 5 pgs
Fees: $28.00 Taxes: $2,775.00
20220601-0063140

THIS INSTRUMENT BY: WILLIAM TIMOTHY HILL 201 4th AVENUE NORTH, SUITE 1800 NASHVILLE, TENNESSEE 37219 (615) 256-1579 DIANNA R. GALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 2022. Notary Public MY COMMISSION EXPIRES: 9-6-22 (AFFIX SEAL)

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Lars Plate and Julie Gamble 417 Myrtle Street Nashville, TN 37206	MOVEMENT MORTGAGE, LLC, 8024 CALVIN HALL ROAD INDIAN LAND, SC 29707	082-08-0-210.0

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **AMROLLAH SHARIFI and NAIM SHARIFI**, called the Grantors have bargained and sold, and by these presents do transfer and convey unto **LARS PLATE and JULIE GAMBLE, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit A – Legal Description

THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B – Exceptions

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the 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 in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns, 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 whomsoever. Whenever 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 this 31ST day of May, 2022.

Naim Sharifi

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of May, 2022, before me personally appeared NAIM SHARIFI, to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 05, 2025

The Grantors have not used the subject property as a private place of residence.

WITNESS my hand this 31st day of May, 2022.

:_____
Amrollah Sharifi

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of May, 2022, before me personally appeared AMROLLAH SHARIFI, to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

_____
Notary Public

My Commission Expires:

_____

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 05, 2025

EXHIBIT A

Legal Description

The Land referred to herein is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Leek Subdivision of the Arthur Track of record in Plat Book 547, page 54, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amrollah Sharifi and Naim Sharifi, by Warranty Deed from David B. Wilson, of record in Instrument No. 202107020090152 in the Register's Office for Davidson County, Tennessee, dated June 30, 2021 and recorded July 2, 2021.

This is improved property known as 417 Myrtle Street, Nashville, TN 37206.

EXHIBIT B

Exceptions

1. County of Davidson taxes for the year 2022, a lien but not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Leek Subdivision, as recorded in Plat Book 547, page 54, Register's Office of Davidson County, Tennessee.

3. Agreement for Dedication of Easement for public Right of Way of record in Instrument No. 20210825-0114627, Register's Office for said County.