Box 14
35943-4

Karen Johnson Davidson County
Batch# 872495 DEEDWARR
06/16/2022 09:37:47 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20220616-0068846

WARRANTY DEED

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$225,000.00.**

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 15th day of June, 2022.

Notary Public

My commission expires: 8/6/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Amrollah Sharifi & Naim Sharifi	**"NEW OWNER"**	**081-15-0-196.00**
4605 Toddington Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John T. Gregath d/b/a J & L Investments, a Tennessee sole proprietorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amrollah Sharifi and Naim Sharifi

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:

Being the northerly 1/2 of Lot No. 406 on the plan of D. T. McGavock and Others Addition of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 52 feet on the easterly side of 18th Avenue North and runs back between lines, 283 feet on the northerly line and 294 feet more or less on the southerly line, to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to John T. Gregath d/b/a J & L Investments, a Tennessee sole proprietorship by Deed dated April 9, 2021, from William Carter, Horace Williamson, Cindy Carter, Cenitha Carter, Ricky Carter, Lila Ewin, Mary Jean Barber-Carter, Elizabeth Stewart Carter, George Jenkins, Tina

Couch, Diane Luellen, Mary Carter-Hodge, Ruby Easley, LaGeorgia Williams, George Williams, and Cynthia Teasley being all of the Heirs-at-Law of Willie Mae Williamson of record in Instrument No. 20210415-0050187, said Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of John T. Gregath d/b/a J & L Investments, a Tennessee sole proprietorship pursuant to a Specific Power of Attorney executed by him on the 13th day June 2022, of record in Instrument No. 20220616-0068845 said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 21, Page 41, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is unimproved property, known as 1614 Dr. D B Todd Jr., Blvd., Nashville, TN 37208.

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 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 whomsoever. 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/our hand(s) this 15th day of June, 2022.

John T. Gregath by: JTC, Atty in Fact

John T. Gregath d/b/a J & L Investments, a Tennessee sole proprietorship
By John T. Cook, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **John T. Cook,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **John T. Gregath d//b/a J & L Investments, a Tennessee sole proprietorship** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **John T. Gregath d//b/a J & L Investments, a Tennessee sole proprietorship,** for the purpose therein contained, by signing the name of **John T. Gregath d//b/a J & L Investments, a Tennessee sole proprietorship** by himself as his Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **June, 2022.**

Notary Public

My Commission Expires: 8/6/2023

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON