Karen Johnson Davidson County
Batch# 887056 DEEDWARR
07/11/2022 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20220711-0079402

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $850,000.00

Bernardine Blaucce
Affiant

Subscribed and sworn to before me, this 11th day of July, 2022.

Jennifer Russell
Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4068 Rural Plains Cir., Ste 150
Franklin, TN 37064

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hussein Mohammadi **Bassi Mohammadi**	**New Owner**	**11806015400**
9300 Concord Rd		
Brentwood, TN 37027		

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 ACKNOWLEDGE, WE,

Charron & Williams, LLC

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

Hussein Mohammadi and Bassi Mohammadi, 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:

Land in Davidson County, Tennessee, being part of Lot No. 6 on the plan of the partition of lands in the case styled "D. R. Johnson, et al, vs. R. L. Armistead, et al," Plan Book 2, Page 73, of the Chancery Court of said County. Said property is more particularly described according to a survey by Barge, Waggoner, and Sumner, Inc., dated April 4, 1970, and revised April 9, 1970, as follows:

Beginning at an iron pin in the Easterly margin of Franklin Road, said iron pin being in the Northwest corner of the Metropolitan Land Corporation property and being South 14 degrees 33' East 61.51 feet from the point of intersection of the Easterly margin of said road and the center line of the abandoned Tennessee Central Railway Company main track; thence Northeasterly with the Northerly boundary of the Metropolitan Land Corporation property and a curve to the right, having a radius of 1223.57 feet, a distance of 197.89 feet to an iron pin; thence North 23 degrees 11' West 10.41 feet to an iron pin; thence crossing Brown's Creek North 27 degrees 06' East 206.49 feet to an iron pin; thence North 19 degrees 26' East 1.71 feet to an iron pin in the Southerly boundary of the Crescent Amusement Co. property; thence crossing Brown's Creek and with the boundaries of the Crescent Amusement Co: property and the C. E. Little property Southwesterly with a curve to the left, having a radius of 1323.57 feet, a distance of 339.58 feet to an iron pin in the Easterly margin of Franklin Road; thence with the margin of said road South 14 degrees 33' East 121.91 feet to the point of beginning, containing 0.58 acres, more or less.

Being a portion of the same property conveyed to Charron & Williams, LLC, a Tennessee limited liability company, by Quitclaim Deed from Charron & Williams Partnership, a Tennessee general partnership, dated February 14, 2016, of record in Instrument No. 20170214-0015453, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Charron & Williams Partnership, a Tennessee general partnership, by Quitclaim Deed from Patricia W. Charron and Kay O. Williams, Executrix of the Estate of V. Morris Williams, Jr., dated March 30, 2012, of record in Instrument No. 20120517-0043004, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Vernon M Williams, Jr, a one-half undivided interest, and Patricia W Charron, a one-half undivided interest, as tenants in common, by Quitclaim Deed from Vernon M Williams, unmarried, dated August 22, 1985, of record in Book 6699, Page 701, in the Register's Office for Davidson County, Tennessee. The said Vernon M. Williams, Jr. and V. Morris Williams, Jr. being one and the same person. The said V. Morris Williams, Jr. having since died.

Further being the same property conveyed to Vernon M Williams, by Quitclaim Deed from Tom G Coleman, Jr, Trustee for Vernon M Williams Houston T Ezell, and Houston T Ezell, and Vernon M Williams, dated August 21, 1985, of record in Book 6699, Page 698, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Tom G Coleman, Jr, Trustee for Vernon M Williams Houston T Ezell, by Warranty Deed from Joseph W Gasser, June Hardy, Rose D Ramsey, Elroy Diatikar, Dorothy G Primm, Ruth G Fourier, Ethel L Head, Eleanor G Rogers, Julie G Fisher, Edward W Gasser, beneficiaries under the Last Will and Testament of Albert J Gasser, deceased, and F Miles Ezell and wife, Estelle T Ezell, dated July 14, 1983, of record in Book 6104, Page 204, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 2620 8th Ave S, Nashville, TN 37204.

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 in 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.

Jeffrey O. Williams Date: 7/8/22

Charron & Williams, LLC
BY: Jeffrey O. Williams
ITS: Manager

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Jeffrey O. Williams, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is Manager of Charron & Williams, LLC and that they are authorized by Charron & Williams, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 8th day of July 2022.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Mark B. Leeson, 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 7/8/22.

Date

Affiant Signature

7/8/22

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of July, 2022.

Notary's Signature
My Commission Expires: 8.19.24

Notary's Seal (if on paper)

MEGAN SKEA MILLSAP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY