This Instrument Prepared By:
Oath Law
1214 East 33rd Street
Tulsa, OK 74105

Karen Johnson Davidson County
Batch# 890005 DEEDWARR
07/18/2022 09:04:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220718-0081766

Taxes To:
Jamshid Sharifi and Parvin Vafai
316 Granny White Pike
Brentwood, TN 37027

TENNESSEE WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that the grantor,
PARVIN VAFAI and JAMSHID SHARIFI, wife and husband,
whose address is: **316 Granny White Pike, Brentwood, Tennessee 37027**
for and in consideration of the sum of Ten and No/100 Dollars ($10.00) to me in hand paid and the receipt of which is hereby acknowledged, has granted, sold, and conveyed, and by these presents do grant, sell, and convey to the grantee,
Parvin Vafai and Jamshid Sharifi, Trustees of the Jamshid and Parvin Trust dated April 28, 2022, and any amendments thereto.
whose address is: **316 Granny White Pike, Brentwood, Tennessee 37027**

All of our interest in and to the following legal description attached hereto and made a part hereof as Exhibit "A"

Derivation Clause: Said property being one and the same property conveyed to Granter herein by way of deed of record as described in Exhibit "A" in the Register's Office of Davidson, Tennessee.

This conveyance is made by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor. This transfer constitutes a nontaxable exchange pursuant to T.C.A. §67-4-409(3)(F).

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on April 28, 2022.

PARVIN VAFAI, GRANTOR

JAMSHID SHARIFI, GRANTOR

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **PARVIN VAFAI and JAMSHID SHARIFI, wife and husband,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal at office this April 28, 2022.

SKYELER PAPARTEYS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Skyeler Paparteys, NOTARY

My commission expires: January 11, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer is ~~-NO~~NE -.

PARVIN VAFAI, AFFIANT

JAMSHID SHARIFI, AFFIANT

Sworn to and subscribed before me this April 28, 2022.

SKYELER PAPARTEYS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Skyeler Paparteys, NOTARY

My commission expires: January 11, 2026

EXHIBIT "A"

ALL OF OUR INTEREST IN AND TO THE FOLLOWING:

Tract 1:

Property Address:
710 STOCKELL STREET, NASHVILLE, TENNESSEE 37207
Parcel Information: 82-7-293.00
Instrument 20180730-0074290 and Deed Book and Page 20180730-0074290

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Dr. V. S. Lindsley's Addition to Edgefield of record in Plat Book 57, Page 25, Register's Office for said County, to which reference is hereby made for a more complete description.

Tract 2:

Property Address:
4608 NOLENSVILLE PIKE, NASHVILLE, TENNESSEE 37211
Parcel Information: 147 12 0 001.00
Instrument 20020912-0111457 and Deed Book and Page 20020912-0111457

LAND in the 5th Civil District of Davidson County, Tennessee, described according to a survey by Donald W. Fortner, dated September 30, 1972, as follows:

PARCEL NO. 1: BEGINNING at the of the north right-of-way of Nolensville Road and the east right-of-way of Taylor Road; thence in a northerly direction with a left curve having a radius of 145.72 feet, 30.69 feet to an iron pin marking the intersection of the Taylor Road right-of-way and the northerly right-of-way of Old Nolensville Road (abandoned); thence continuing with said curve 83.76 feet to an iron pin; thence with a tangent N7°00'W, 42.07 feet to an iron pin marking the beginning of a right curve with a radius of 295.00 feet, 100.33 feet to an iron pin; thence with the tangent to curve continuing along the east right-of-way of Taylor Road N12°29'30"E, 441.38 feet to an iron pin; thence S79°22'E, 153.81 feet to an iron pin in an old fence line; thence with the fence line S7°21'W, 63.07 feet to an iron pin marking the northwest corner of Parcel No. 2 described below; thence continuing S7°21'W, 127.24 feet to an iron pin marking the southwest corner of Parcel No. 2 and the northwest corner of William H. Buford's property as described in Deed Book 4020, Page 879, said Register's Office; thence continuing S7°21'W, 260 feet to an iron pin; thence S9°45'W, 284.71 feet to an iron pin in Old Nolensville Road right-of-way; thence continuing S9°45'W, 47.04 feet to an iron pin in the present right-of-way of Nolensville Road; thence N52°00'W, 198.80 feet to the point of beginning, containing 2.85 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS TRANSACTION is that portion of land between the old north right-of-way and the present north right-of-way of Nolensville Road.

PARCEL NO. 2: BEGINNING at an iron pin marking the northwest corner of Parcel No. 2, said point being located S7°21'W, 63.07 feet from the northeast corner of Parcel No. 1 described above; thence with a common fence line between Parcel No. 2 and the Joe Grubbs property as described in Book 4502, Page 822, said Register's Office, S81°07'E, 437.28 feet to a corner post; thence S8°03'W, 359.82 feet to an iron pin; thence S63°30'W, 51.22 feet; thence N10°38'E, 4.00 feet; thence N40°44'W, 261.00 feet to an iron pin; thence N56°04'W, 139.91 feet to an iron pin marking William H. Buford's northeast corner; thence continuing N56°04'W, 80.00 feet to an iron pin; thence N7°21'E, 127.24 feet to the point of beginning, containing 2.52 acres, more or less.

Tennessee Certification of Electronic Document

I William Jenkins, 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 April 28, 2022 (date of document).

X _____
Affiant Signature

04/28/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of April, 2022

_____
Notary's Signature

My Commission Expires
MY COMMISSION EXPIRES: January 11, 2026

NOTARY'S SEAL

