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

Karen Johnson Davidson County
Batch# 890009 DEEDWARR
07/18/2022 09:06:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20220718-0081770

Taxes To:
Jamshid Sharifi & 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,
JAMSHID SHARIFI, a married person
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,
Jamshid Sharifi, Trustee of the Jamshid 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).

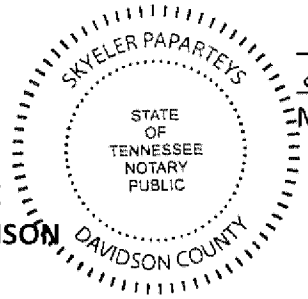
IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on April 28, 2022.

JAMSHID SHARIFI, GRANTOR

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **JAMSHID SHARIFI, married,** 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.



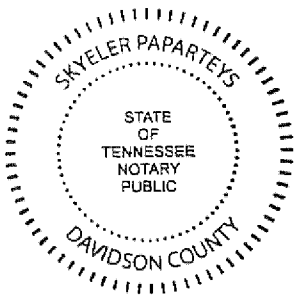
Skyeler Paparteys, NOTARY
My commission expires: January 11, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer is – NONE -.

JAMSHID SHARIFI, AFFIANT

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



Skyeler Paparteys, NOTARY
My commission expires: January 11, 2026

EXHIBIT "A"

Tract 1:

Property Address:
6555 NOLENSVILLE PIKE, NASHVILLE, TENNESSEE 37211
Parcel Information: 181 00 0 195.00
Instrument 20051227- 0154198 and Deed Book and Page 20051227- 0154198

That certain tract of land situated in the 5th Civil District of Davidson County, Tennessee, and described according to survey by Robert E. Francis, Surveyor (License No. 669) dated May 9, 1987, as follows:

Beginning at a point in the westerly margin of Nolensville Road (US31A), said point being the common front corner of the A.A. King property and the property herein conveyed; thence South 56 degrees 30' 24" West along an existing fence 312.61 feet to a point; thence South 16 degrees 38' 21" East along said existing fence 116.29 feet to a point; thence South 11 degrees 51' 28" East a distance of 171.81 feet to a point; thence South 3 degrees 21' 07" East a distance of 320.00 feet to a point; thence North 66 degrees 03' 08" West a distance of 450.00 feet to a point; thence North 33 degrees 51' 07" West a distance of 64.21 feet to a point; thence North 40 degrees 40' 44" East a distance of 463.35 feet to a point; thence North 12 degrees 18' East a distance of 87.75 feet to a point; thence North 7 degrees 27' 25" East a distance of 195.07 feet to a point; thence North 21 degrees 34' East a distance of 165.95 feet to a point; thence North 49 degrees 08' 37" East a distance of 100.71 feet to a point in the westerly margin of Nolensville Road (US 31A); thence South 23 degrees 23' 02" East along the westerly margin of said Nolensville Road to the point of beginning.

Included in the above description but specifically excluded therefrom is the following property:

Beginning at the point of intersection of the existing west margin of SR.11 and the south boundary of the Nellie Mai Williams property, said point of intersection being 35.15 feet left of SR.11 proposed centerline station 39+76.35; thence with said existing margin southerly 344 feet more or less to a point; said point being 33.08 feet left of SR.11 proposed centerline station 36+34.27; thence with the south boundary of the herein described property south 69 degrees, 55 minutes, 15 seconds west 15.97 feet to a point, said point being 49.05 feet left of SR.11 proposed centerline station 36+34.56; thence with the proposed southwest margin of said road north 39 degrees, 45 minutes, 08 seconds west 127.58 feet to a point; thence with the proposed west margin of said road north 17 degrees, 45 minutes, 39 seconds west 208.06 feet to a point, said point being 95.00 feet left of SR.11 proposed centerline station 39+58.06; thence with the south boundary of said Williams property north 55 degrees, 14 minutes, 21 seconds east 62.58 feet to the point of beginning.

Tract 2:

Property Address:
6567 NOLENSVILLE PIKE, BRENTWOOD, TENNESSEE 37027
Parcel Information: 181 00 0 003.00
Instrument 20150603-0051529 and Deed Book and Page 20150603-0051529

Beginning at an iron pin in the west margin of U.S. 31A, said point being the northeast corner of the herein described property; thence leaving said U.S. 31A, South 63° West 304 feet to a point; thence South 2° 30' East 112 feet to a point; thence South 8° 15' East 127 feet to a point; thence South 55° East 174 feet to a point; thence 83° 30' East 116 feet to a point; thence northeasterly 227 feet to a point in the westerly margin of U.S. 31A; thence running with said margin North 35° West 70 feet to a point; thence North 31° 30' West 200.00 feet to the point of beginning.

Tract 3:

Property Address:
6625 CHARLOTTE PIKE, NASHVILLE, TENNESSEE 37029

Parcel Information: 102 08 0 071.00
Instrument 20180807-0077727 and Deed Book and Page 20180807-0077727

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Horton Heights, Section II of record in Plat Book 1835, Page 128, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 85 fronts 98.4 feet on the Southerly side of Charlotte Pike and extends back on the Easterly side of 250 feet to a point; thence a Southwardly 30 feet to a monument; thence Westwardly a distance of 104 feet to a monument; thence Northwardly a distance of 176 feet to a point in the Southerly margin of Charlotte Pike, which is the point of beginning.

Being the same property conveyed to Yolanda L. Arnold, unmarried by Warranty deed from Federal National Mortgage Association aka Fannie Mae, a corporation of record in Instrument No. 20020723-0088375 Register's Office for Davidson County, Tennessee, dated July 15, 2002 and recorded on July 23, 2002.

Tract 4:

Property Address:
6573 NOLENSVILLE PIKE, NASHVILLE, TENNESSEE 37211
Parcel Information: 181 00 0 004.00
Instrument 20050524- 0058310 and Deed Book and Page 20050524- 0058310

Tract 1:
Land in the 5th and 6th, formerly the 7th, Civil Districts of Davidson County, Tennessee,described according to a survey made by Geo. W. Watkins, Surveyor, February 29, 1956, as follows:

Beginning at a point in the center of the New Nolensville Pike or State Highway 11, 207.5 feet northwesterly from the southeast corner or most southerly point of the property conveyed to J.M. Roland and wife, by deed from Margaret Annett Sneed and husband, of record in Book 2092, Page 121, Register's Office for said County; thence with the center of said Pike, North 48 deg. West 188.5 feet and North 45 deg. West 80 feet; thence South 48 deg. 30' West 200 feet to a 12 inch oak; thence South 4 deg. 45' East 107.3 feet to an iron pin; thence North 82 deg. East 328.5 feet to the beginning.

Tract 2:
Two adjacent triangular tracts that join at the vertex and lie wholly within the Fifth and Sixth Civil District, Davidson County, Tennessee, and bound, in general, by Williams on the west, Muller on the north, Nolensville Pike (US 31A) on the east and Melvin (formerly Earhart) on the South.

Beginning at a concrete monument in the west margin of Nolensville Pike, the northeast corner of the Melvin (formerly Earhart) tract; thence with the west margin of said Pike, North 35 deg. 30' West passing 67.7 feet to an iron pin; thence a new line, South 29 deg. 30' West passing at 167 feet, a marked tract in the north line of Melvin and continuing for a total length of 277 feet to a stake in Williams east line; thence with his east line, South 83 deg. 30' East 56 feet to Melvin's northwest corner; thence with her north line, North 4 deg. 45' West 107.3 feet to the above mentioned marked tract and South 48 deg. 30' West 141.0 feet to the point of beginning, according to a survey made by C.K. McLemore on March 7, 1964.

Tract 5:

Property Address:
6543 NOLENSVILLE PIKE, NASHVILLE, TENNESSEE 37211
Parcel Information: 181 00 0 002, 097 & 098
Instrument 20051014-0124055 and Deed Book and Page 20051014-0124055

BEGINNING at a point in the center of Nolensville Road at its intersection with the center of Bluff Road; thence with the center of Bluff Road S 40 deg. 45' W 157 feet, S 26 deg. 45' W 116 feet, S 19 deg. 45' W 722 feet, S 8 deg. 45' W 182 feet, S 21 deg. W 255 feet, S 10 deg. W 134 feet to R.R. spike in the center of said road; thence N 77 deg. 15' E 80 feet to a point in the center of Mill Creek; thence with the center of Mill Creek S 28 deg. E 138 feet, S 31 deg. 15' E 570 feet, S 41 deg. E 198 feet, S 66 deg. 15' E 337 feet to a point in the center of Mill Creek at the mouth of Concord Creek; thence continuing with the center of Mill Creek N 74 deg. E 345 feet, N 72 deg. 15' E 258 feet, S 77 deg. E 185 feet, to a point in the center of Mill Creek; thence N 3 deg. 10' E 168 feet to a point in the center of Nolensville Pike; thence N 44 degrees 50 minutes west 209.5 feet to a point in the center of Nolensville Pike, Muller's southeast corner; thence with Muller's line south 82 degrees west 328.5 feet to an iron pin; thence north 83 degrees 30 minutes west 172 feet to a point; thence north 55 degrees west 174 feet to a point; thence north 0 degrees 15 minutes west 127 feet to a point; thence north 2 degrees 30 minutes west 112 feet to a point; thence north 63 degrees 30 minutes east 366.2 feet to a point in the center of Nolensville Pike, Muller's NE corner; thence with the center of Nolensville Pike N 22 deg. 30' W 1516 feet to the point of beginning, containing 35.5 acres, more or less, according to survey made by George W. Watkins, Surveyor, on February 14, 1958.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING PROPERTY:

THAT certain tract of land situated in the 5th Civil District of Davidson County, Tennessee, and described according to survey by Robert E. Francis, Surveyor (License No. 669) dated May 9, 1987, as follows:

BEGINNING at a point in the westerly margin of Nolensville Road (US 31A) said point being the common front corner of the A.A. King property and the property herein conveyed; thence South 56 degrees 30' 24" West along an existing fence 312.61 feet to a point; thence South 16 degrees 38' 21" East along said existing fence 116.29 feet to a point; thence South 11 degrees 51' 28" East a distance of 171.81 feet to a point; thence South 3 degrees 21' 07" East a distance of 320.00 feet to a point; thence North 66 degrees 03' 08" West a distance of 450.00 feet to a point; thence North 33 degrees 51' 07" West a distance of 64.21 feet to a point; thence North 40 degrees 40' 44" East a distance of 463.35 feet to a point; thence North 12 degrees 18' East a distance of 87.75 feet to a point; thence North 7 degrees 27' 25" East a distance of 195.07 feet to a point; thence North 21 degrees 34' East a distance of 165.95 feet to a point; thence North 49 degrees 08' 37" East a distance of 100.71 feet to a point in the westerly margin of Nolensville Road (US 31A); thence South 23 degrees 23' 02" East along the westerly margin of said Nolensville Road to the point of beginning, and containing 5.33 acres, more or less.

PARCEL 1 - Beginning at the point of intersection of the existing west margin of State Route 11 and the northwest boundary of the Steve T. Pharr, et ux property, said point of intersection being 35.15 feet left of State Route 11 proposed centerline station 39+76.35; thence with said boundary South 5 degrees 14 minutes 21 seconds West 62.58 feet to a point, said point being 95.0 feet left of State Route 11 proposed centerline station 39+58.06; thence with the proposed west margin of said road North 17 degrees 45 minutes 39 seconds West 1118.1 feet to a point, said point being 82.67 feet left of State Route 11 proposed centerline 51+00.06; thence with the existing southeast margin of Bluff Road northeasterly 29 feet, more or less to a point, said point being 56.75 feet left of State Route 1 proposed centerline station 51+13.8; thence with said existing west margin (1) southerly 507 feet more or less (2) easterly 5 feet more or less (3) southerly 30 feet more or less (4) easterly 10 feet more or less (5) southerly 326 feet more or less to the point of beginning.

PARCEL 2 - Beginning at a point in the existing southeast margin of Bluff Road, said point being 45.00 feet left of Bluff Road proposed centerline station 12+9.85; thence with the proposed southeast margin of Bluff Road (1) South 21 degrees 55 minutes 17 seconds West 90.15 feet (2) South 37 degrees 2 minutes 37 seconds West 75.21 feet to a point, said point being 25.00 feet left of Bluff Road proposed centerline station 13+72.5; thence with said existing southeast margin (1) northeasterly 46 feet more or less (2) having a curve right and northeasterly 114 feet more or less (3) northeasterly 6 feet more or less to the point of beginning.

Parcels 1 and 2 combined contain 1.158 acres.

Tract 6:

ALL OF MY INTEREST IN AND TO THE FOLLOWING:

Property Address:
1406 CHARLOTTE AVE, NASHVILLE, TENNESSEE 37209

Parcel Information: 092 08 0 186.00
Instrument 20170105-0001346 and Deed Book and Page 20170105-0001346

Being Lot No. 1, on the Plan of Resubdivision of Lots 37, 38, 39, and 40, on the Map of Samuel Watkins Subdivision, as shown on plat of record in Plat Book 4595, Page 78, in the Register's Office for Davidson County, Tennessee

Tract 7:
ALL OF MY INTEREST IN AND TO THE FOLLOWING:

Property Address:
3002 Nolensville Pike, Nashville, Tennessee 37211
Parcel Information: 119 13 0 312.00
Instrument 20041025-0127864 and Deed Book and Page 20041025-0127864

Land in Davidson County, Tennessee, being all of Lot "B" on an unrecorded plan described according to a survey made by Pete Meyer, Surveyor, dated January 7, 1946, of part of Tract No. 2, Woodbine Courts, formerly the Timmons property, and part of a county quarry lot on the east side of Nolensville Pike and being further described as follows:

Beginning at a point in the easterly side of Nolensville Pike, 100 feet south of the southerly intersection of East Timmons Avenue, as changed by the County Highway Department; thence at right angles, to the margin of the Nolensville Pike, in an easterly direction, a distance of 160 feet to an iron pin in the westerly margin of a newly formed 20 foot alley; thence with said westerly margin, in a northerly direction, 75.6 feet to an iron pin in the southerly margin of E. Timmons Avenue; thence following curve of the southerly margin of E. Timmons Avenue, as changed, in a westerly direction, a distance of 69.1 feet to an iron pin, the end of the curve; thence continuing in a westerly direction, with the margin of said Avenue, a distance of 67.9 feet to an iron pin, the beginning of a curve; thence following the curve, in a southwesterly direction, a distance of 39.27 feet to an iron pin in the east margin of the Nolensville Pike; thence with the said margin, in a southerly direction, a distance of 75 feet to the point of beginning.

BEING the same property conveyed to Brittlestar Properties, LLC, a Tennessee Limited Liability Co. by Quitclaim Deed of record in Record Book 11234, page 984, of the Register's Office of Davidson County, Tennessee.

SUBJECT to Right of Way Deed to State of Tennessee of record in Book 2021, page 449, Register's Office of Davidson County, Tennessee; any and all matters of record affecting the subject property and zoning regulations of the appropriate governing body.

Tract 8:
ALL OF MY INTEREST IN AND TO THE FOLLOWING:

Property Address:
3707 CHARLOTTE AVENUE, NASHVILLE, TENNESSEE 37209
Parcel Information: 092 13 0 037.00
Instrument 20120103-0000409 and Deed Book and Page 20120103-0000409

Situated in Davidson County, Tennessee, being Lot No. 1 on the Final Subdivision Plat of Portions of Lots 2 & 4 and Lot 3, Block 3,Charlotte Pike, 2nd Addition of record in Instrument No. 20111122-0091431, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

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
January 11, 2026

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

