Karen Johnson Davidson County
Batch# 984570 DEEDWARR
03/24/2023 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20230324-0021687

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $355,000.00.

Affiant

Subscribed and sworn before me this the 22nd day of March, 2023.

Notary Public
My commission expires: 7/9/2024

JOHN C. ELROD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Suleyman Hamzapour	New Owner	119-13-0 124.00
2955 Nolensville Pike	1510 Eden Rose Pl.	
Nashville, TN 37211	Nolensville, TN 37135	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHELE SHARP SCOTT, AS EXECUTRIX AND SOLE BENEFICIARY OF THE ESTATE OF BRYAN KEITH SHARP, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SULEYMAN HAMZAPOUR AND AZAR SHAHRI PIROUTI, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of College Heights, as of record in Book 332, Page 19, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Bryan Sharp, by deed dated 10/08/2009, from Bambi Sharp, of record in Instrument No. 20091102-0101119, Register's Office for said County.

Also being the same property conveyed to Bryan Sharp and wife, Bambi Sharp by deed dated 03/28/2001, from Robert Sharp and wife, Yvonne Sharp of record in Instrument No. 20010403-0031933, Register's Office for said County.

Also being the same property conveyed to Robert Sharp and wife, Yvonne Sharp; and Bryan Sharp and wife, Bambi Sharp, by deed dated 06/17/1998, from Frank R. Neal and Dorthia Mae Neal, of record in Book 10985, page 204, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2955 Nolensville Pike, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 22nd day of March, 2023.

The Estate of Bryan Keith Sharp

BY: Michele Sharp Scott, Executrix
Michele Sharp Scott, Executrix

Michele Sharp Scott, Beneficiary
Michele Sharp Scott, Beneficiary

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michele Sharp Scott, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged HERSELF to be the EXECUTRIX of the within named bargainor, a ESTATE OF BRYAN KEITH SHARP, and that SHE, as such EXECUTRIX, executed the foregoing instrument for the purposes therein contained by signing the name of the ESTATE OF BRYAN KEITH SHARP by the said Michele Sharp Scott as such EXECUTRIX.

Witness my hand and official seal this 22nd day of March, 2023.

My commission expires:
7/9/2024

Notary Public

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michele Sharp Scott, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged HERSELF to be the BENEFICIARY of the within named bargainor, a ESTATE OF BRYAN KEITH SHARP, and that SHE, as such BENEFICIARY, executed the foregoing instrument for the purposes therein contained by signing the name of the ESTATE OF BRYAN KEITH SHARP by the said Michele Sharp Scott as such BENEFICIARY.

Witness my hand and official seal this 22nd day of March, 2023.

My commission expires:
7/9/2024

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

202303240021687

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 3-22-23.

Affiant Signature

3-24-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY