Karen Johnson Davidson County
Batch# 1012224 DEEDWARR
06/07/2023 09:05:30 AM 4 pgs
Fees: $23.00 Taxes: $1,184.37
20230607-0043136

23736
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s)
Equity Trust Company Custodian
FBO Maynard Stevens IRA
1 Equity Way
Westlake, OH 44145

Send Tax Bills to:
Same As
New Owner

Map-Parcel:
0420405500

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 acknowledged, I/we, hereinafter called the Grantors, **Shams Properties, LLC, a Tennessee Limited Liability Company,** has bargained and sold, and by these presents does transfer and convey unto **Equity Trust Company Custodian FBO Maynard Stevens IRA** hereinafter called the Grantee(s), its successors 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 Lot No. 1 on the subdivision plat of The Madison Southern Methodist Church property of record in Plat Book 9700, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Shams Properties, LLC, by Substitute Trustee's Deed from David G. Mangrum, Substitute Trustee , dated April 20, 2015, and filed on June 24, 2015, in Instrument No. 20150624-0060745, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: 2023 taxes and subsequent years; all matters as shown on plat of record and any and all easements, restrictions and zoning regulations which may be applicable to subject property.

This is improved property known as: 125 E Campbell Road, Madison, TN 37115

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 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 whosoever.

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 as of the date shown on the Notary Form.

SHAMS PROPERTIES, LLC

By: Mohammad R. Shams, Member

Sonia Ortiz Shams, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mohammad R. Shams and Sonia Ortiz Shams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of Shams Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that they as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by themselves as Members.

Witness my hand and official seal at office, this 6th day of June, 2023.

My Commission Expires: 3/3/26

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

Notary Public

****

STATE OF TENNESSEE ~~DAVIDSON~~ Robertson COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $320,100.00

Affiant

Sworn to and subscribed before me
this 6th day of June, 2023.

Notary Public
My Commission Expires:

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires March 26, 2025

Certificate of Authenticity

I, Gary L. Dillihay, 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 6-6-2023.

Date

Affiant Signature

6-6-2023
Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 6th day of June, 2023.

Rhonda Baldwin
Notary's Signature

My Commission Expires: 2-26-2024
Date

Notary's Seal (if on paper)

RHONDA BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY