Karen Johnson Davidson County
Batch# 1125561 DEEDWARR
04/22/2024 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20240422-0028736

THIS INSTRUMENT PREPARED BY: **Red Shoe Title, Inc.** **625 S. Church St., Suite B** **Murfreesboro, TN 37130** **Ph.: 615-796-5478** **Fax: 615-821-0717** MIKE BOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF Tennessee) COUNTY OF Davidson) ss The actual consideration for this transfer is $475,000.00 MALAK SALAMA Affiant Subscribed and sworn to before me on this 19 day of April 2024. Notary Public My Commission Expires: 5/9/2026

WARRANTY DEED

ADDRESS OF NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP PARCEL NO.**
Josh, LLC Attn: Malak Salama 680 Lawler Lane Nolensville, TN 37135	New Owner	15000013600

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Shams Properties, LLC, a Tennessee limited liability company** (hereinafter "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Josh, LLC, a Tennessee limited liability company** (hereinafter "Grantee") its successors and assigns, forever, all right, title, and interest in that certain parcel of real estate situated and located in Davidson County, Tennessee, more particularly described to wit:

Being a parcel of land located in Metropolitan Nashville-Davidson County, Tennessee, bounded on the south by Hamilton Church Road, west by Parker and Edison Park subdivision, north by the Nature Conservancy, west by Tentatati, J.T. Flaugher, Trustee, McIntosh, and Painter Cemetery, being more particularly described as follows:

Beginning at a point on the northerly margin of Hamilton Church Road at the southeasterly corner of Parker as recorded in Deed Book 7683, page 585 and southwest corner of Painter Cemetery, lying at the approximate center of the old road; thence, along the margin of Hamilton Church Road N62°50'W 137.05 feet; N67°50'W 94.00 feet; thence, leaving the road along a new line with Parker's house lot N23°36'E passing through an iron rod at 7.0 feet, continuing along the east side of the fence, in all 241.00 feet to an iron road at a fence corner; continuing with Parker approximately along the original lines as recorded in Deed Book 7683, page 585, N22°20'E 433.00 feet to an iron rod; N01°40'E 346.00 feet to an iron rod; N88°20'W 98.00 feet to an iron rod on the original westerly boundary with Edison Park subdivision; thence, along the original westerly deed lines as recorded in Deed Book 7683, page 585 N14°W 428.75 feet, more or less; N06°40'W 383 feet to the original northwest corner; thence, along the original northerly deed line with the Nature Conservancy tract S86°E 612 feet; continuing along the original deed lines as surveyed by Barge, Waggoner, and Sumner in1962, S00°55'W 629 feet; N69°W 233 feet; S02°30'W 1073 feet to an iron rod at the northeast corner of Painter Cemetery; thence, along the fence with Painter Cemetery N82°02'W 118.00 feet to an iron rod at a fence post corner; S09°04'W, passing through an iron rod at a twin post oak fence corner at 216.6 feet, in all 223.60 feet to the beginning, containing 13.1 acres, more or less, according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated June 4, 2012.

Being the same property conveyed to Shams Properties, LLC by Warranty Deed from Sarah Lee Parker, unmarried, of record in Instrument No. 20120628-0056866, Register's Office for Davidson County, Tennessee, dated June 18, 2012 and recorded on June 28, 2012.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants, rights of way, conditions, reservations, leases, setback lines and other matters of public record applicable to the above-described real property and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property having an address of 3490 Hamilton Church Rd. Antioch, TN 37013.

The 2024 Davidson County property taxes have been prorated and assumed by the Grantee.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successor and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 19th day of April, 2024.

Shams Properties, LLC, a Tennessee limited liability company

By: _____
Mohammad Reza Shams, Chief Manager

STATE OF FL
COUNTY OF Bay

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Mohammad Reza Shams, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who, after being duly sworn, acknowledges that he is the Chief Manager of Shams Properties, LLC, a Tennessee limited liability company and in such capacity, acknowledges that he executes this document in such capacity and for such purposes as stated herein.

WITNESS my hand and seal, at office, this 19th day of April, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 8APR2026

Michael R. Kent
Notary Public - State of Florida
Commission HH242158
My Comm. Expires: April 13, 2026

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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 19, 2024.

John T. Cook, Esq.
Date: April 22, 2024

State of Tennessee
County of Davidson

Sworn to and subscribed before me this April 22, 2024.

Notary Public
My commission expires: Sept 8th 2026

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY