Karen Johnson Davidson County
Batch# 1199732 DEEDWARR
10/31/2024 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20241031-0084683

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**	**STATE OF TENNESSEE)** **COUNTY OF RUTHERFORD) ss** The actual consideration for this transfer is $825,000.00 Affiant Subscribed and sworn to before me on this 28th day of October 2024. Notary Public My Commission Expires: 9/20/25

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY GEORGE H. WHITE

WARRANTY DEED

ADDRESS OF NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP PARCEL NO.**
Lucas Rust 3410 Hobson Pike Hermitage, TN 37076	New Owner	175000 072.00

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Shams Properties, LLC**, (hereinafter "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Lucas Rust, unmarried** (hereinafter "Grantee"), his heirs 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:

Beginning at a fence post in the Northeasterly margin of Murfreesboro Road, about 0.5 miles, more or less, from Old Hickory Boulevard, thence leaving said Murfreesboro Road, North 9 degrees 52 minutes 40 seconds East 390.41 feet to an iron pipe; thence South 56 degrees 38 minutes 27 seconds East 445.44 feet to an iron pipe at the edge of a gravel drive; thence South 28 degrees 38 minutes 05 seconds West 427.38 feet to an iron pipe in the Northeasterly margin of Murfreesboro Road; thence with the margin of said road, North 44 degrees 51 minutes 07 seconds West 332.09 feet to the point of beginning, containing 3.39 acres, more or less.

Being a portion of the same property conveyed to Shams Properties, LLC by Quitclaim Deed from Mohammad R. Shams (aka Mohammad Reza Shams), an unmarried man, of record in Instrument No. 20090520-0046588 Register's Office for Davidson County, Tennessee, recorded on May 20, 2009.

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 4008 Murfreesboro Pike Antioch, TN 37013.

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

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, heirs 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, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 28th day of October, 2024.

Shams Properties, LLC

By: _____
Mohammad Reza Shams, Chief Manager

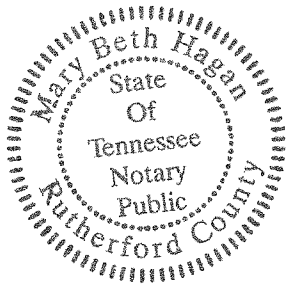
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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, 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 28th day of October, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 5-10-2026



True Copy Certification

I, George H. White, 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 October 28, 2024.

Executed this the 30th day of October, 2024.

George H. White

State of Tennessee
County of Rutherford

Personally appeared before me, Mary M. Richardson, a notary public for this county and state, George H. White, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal, this the 30th day of October, 2024.

Notary's Signature

My Commission Expires: 4/28/26

