Karen Johnson Davidson County
Batch# 1318942 DEEDWARR
09/05/2025 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20250905-0071050

WARRANTY DEED

NICOLA ESTRELLA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: August 19, 2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0324

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William Duta and Elvia Duta	New Owner	Map: 147-12-0-037.00
(NAME) 371 Haywood Lane	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($550,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MELODY SHARAFI, TRUSTEE OF THE IRREVOCABLE TRUST OF CLAUDIA ELAINE BUTNER SHARAFI, DATED MAY 20, 2025,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WILLIAM M. DUTA CARCHI AND ELVIA P. DUTA, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being lot no. 26 on the unrecorded plan of H.E. Bernal's Haywood Heights Subdivision, described according to a survey made by Geo. W. Watkins, Surveyor, April 1950, as follow:

Beginning in the center of Haywood Lane, at the northwest corner of the property conveyed to Claude L. Andrews and wife by deed from Herbert E. Bernal and wife, of record in book 2044, page 36, Register's Office for said County, being the corner of lots Nos. 25 and 26; thence with the line between said two lots, south 10° east 608.8 feet; thence north 85° west 120 feet; thence north 14° 50' west 623.2 feet to the

center of Haywood Lane; thence with the center of said Lane, eastwardly 175 feet to the beginning, containing 2 acres, more or less.

Being the same property conveyed to Melody Sharafi, Trustee of The Irrevocable Trust of Claudia Elaine Butner Sharafi, dated May 20, 2025, by deed from Claudia Elaine Butner Sharafi, of record in Instrument No. 20250521-0040008, dated May 20, 2025, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 1815, Page 32, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 371 Haywood Lane, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 our hands this 27th day of August, 2025.

The Irrevocable Trust of Claudia Elaine Butner Sharafi dated May 20, 2025

BY: _____
Melody Sharafi
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Melody Sharafi, Trustee of the The Irrevocable Trust of Claudia Elaine Butner Sharafi dated May 20, 2025, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Trustee, of the The Irrevocable Trust of Claudia Elaine Butner Sharafi dated May 20, 2025, and that he/she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Melody Sharafi, as Trustee.

Witness my hand and official seal this 27th day of August, 2025.

My commission expires: 11/2/20

_____
Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 2, 2025.

J. Carlton Drumwright

September 2, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 2, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY