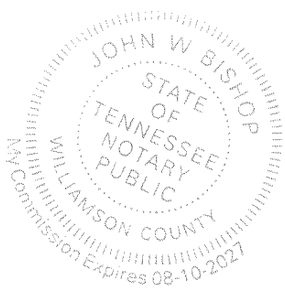
Karen Johnson Davidson County
Batch# 1418027 DEEDWARR
05/08/2026 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,089.65
20260508-0041709

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $294,500.00.

Affiant

Subscribed and sworn to before me, this the 7th day of May, 2026.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Rebecca Kinder	Legacy Home Loans	071-08-0-161.00
535 Norton Avenue	408 Highway 76	
Nashville, TN 37207	White House, TN 37188	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AMROLLAH SHARIFI, MARRIED, AND NAIM SHARIFI, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA KINDER, UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 Number 115, on the Map Joywood Heights, Section One, as shown of record in Book 1130, Page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John M. Barman, a married man by Warranty Deed from Diane Carter and husband, Ken Carter of record in Instrument No. 20061020-0130565 Register's Office for Davidson County, Tennessee, dated October 18, 2006 and recorded on October 20, 2006.

Being the same property conveyed to Rudi Barman by Quit Claim Deed from John M. Barman of record in Instrument No. 20070824-0101414 Register's Office for Davidson County, Tennessee, dated August 15, 2007 and recorded on August 24, 2007. and Order recorded in Instrument No. 20140328-0025584.

Being the same property conveyed to Amrollah Sharifi and Naim Sharifi by Trustee's Deed from Wilson & Associates, PLLC of record in Instrument No. 20140919-0086207 Register's Office for Davidson County, Tennessee, dated September 16, 2014 and recorded on September 19, 2014.

Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 535 Norton Avenue, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of May, 2026.

Amrollah Sharifi

Naim Sharifi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Amrollah Sharifi and Naim Sharifi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of May, 2026.

Notary Public

My Commission Expires: 2-2-2030

JARED L. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Tammy Carney,** 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 this the 7th day of May, 2026.

Affiant Signature

Date 5.7.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

