THIS INSTRUMENT PREPARED BY:
James L. Grillot
900 S. Gay Street, 4th Floor
Knoxville, TN 37902

AFTER RECORDING RETURN TO:
BridgeTrust Title Group
900 S. Gay Street, 4th Floor
Knoxville, TN 37902
File No. KX187002477

Grantee:
Ryan Ghaffari
1670 Union Hill Road
Goodlettsville, TN 37072

Send Tax Bills To:
Branch Banking and Trust Company
223 West Nash Street
Wilson, NC 27893

Map & Parcel No.:
01700033100

Karen Johnson Davidson County
Batch# 234141 DEEDWARR
05/23/2019 11:52:05 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20190523-0048984

WARRANTY DEED

THIS INDENTURE, made and entered into this 20 day of May, 2019, by and between **Masoud Shea Ghaffari and Saadet Ghaffari**, husband and wife, party of the first part, and **Ryan Ghaffari, unmarried**, party of the second part,

WITNESSETH: That for and in consideration of **THREE HUNDRED THIRTY THOUSAND AND 00/100 DOLLARS ($330,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 1 on the Final Plat for Joel Matchak, of record in Book 8250, Page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

This conveyance is made subject to applicable restrictions, building lines and all existing easements.

Being the same property conveyed to Masoud Shea Ghaffari and Saadet Ghaffari, husband and wife, from Joel Matchak and Karen Matchak, husband and wife, by Warranty Deed dated October 25, 2012, of record in Instrument Number 20121105-0101601, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Masoud Shea Ghaffari

Saadet Ghaffari

STATE OF TENNESSEE, COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the said State and County aforesaid, **Masoud Shea Ghaffari and Saadet Ghaffari,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 20 day of May, 2019.

Notary Public

My commission expires: 11/03/20

STATE OF TENNESSEE, COUNTY OF Davidson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$330,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20 day of May, 2019.

Notary Public

My commission expires: 11/03/20

PROPERTY ADDRESS:
1670 Union Hill Road
Goodlettsville, TN 37072