ADDRESS OF NEW OWNER:
HADI AHMADZADEGAN
821 Tinton Abbott Ct
Nashville TN 3724

SEND TAX BILLS TO:

Same As Above

THIS INSTRUMENT PREPARED BY:
KELLY & SMITH LAW OFFICES
121 PUBLIC SQUARE
GALLATIN, TN 37066

Karen Johnson Davidson County
Batch# 265124 DEEDWARR
08/01/2019 10:18:06 AM 10 pgs
Fees: $53.00 Taxes: $3,700.00
20190801-0075942

MAP 11D, PARCEL 5535 AND MAP 34-3, PARCEL 91

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE MILLION AND NO/100 ($1,000,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, **WE, ANN GREEN YATES AND DANIEL PARKER YATES, CO-TRUSTEES OF THE CREDIT SHELTER TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF H. SEYMOUR YATES, JR. DATED SEPTEMBER 20, 1995 (A ONE-HALF UNDIVIDED INTEREST), AND RODERICK EWING STAMPS AND RONALD CLYDE STAMPS, TRUSTEES OF THE STAMPS FAMILY TRUST DATED MARCH 2, 2015 (A ONE-HALF UNDIVIDED INTEREST),** have this day bargained and sold and by these presents do hereby transfer and convey unto **HADI AHMADZADEGAN,** his heirs and assigns, the following described lots or parcels of land situated in Davidson County, Tennessee, and more particularly described as follows:

LOT 1:
BEING the north part of Lot No. 20 on the Map showing the subdivision of the

Edgemeade Farm, of record in Book 547, Pages 89 and 90, Register's Office for said County.

SAID part of said Lot No. 20 fronts 297 feet on the south side of Edgemeade Boulevard and runs back between lines 287.4 feet on the west line, along the east margin of a 25 foot avenue and 273.7 feet, more or less, on the east line, to a dead line in the rear on which it measures 360 feet, more or less.

BEING the same property conveyed to Thomas E. Stamps and Horatio Seymour Yates, Jr. by deed from Earl S. Smith and wife, Mattie D. Smith dated June 14, 1965 and of record in Book 3901, Page 545, Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to easement for right-of-way of Gallatin Pike, vested in Davidson County, lying within the boundaries of the above described premises, as set out in the Decree in the cause of Davidson County vs. Earl S. Smith and wife, Rule No. 52223, Third Circuit Court, of record in Minute Book 34, Page 448.

LOT 2:
BEING Lot No. 4, Block "A" in East Lawn, as of record in Book 547, Pages 153 and 154, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 50 feet on the northerly side of Welsworth Street and extends back between parallel lines 120 feet to a dead line.

BEING the same property conveyed to Thomas E. Stamps and Horatio S. Yates, Jr. by deed from Robert H. Cowan, of record in Book 8586, Page 625 in the Register's Office for Davidson County, Tennessee.

THE said Thomas E. Stamps died testate on November 22, 2014 in Sumner County, Tennessee. As per his Last Will and Testament filed for probate in Sumner County, Tennessee Chancery/Probate Court in Will Book 2015-33, his interest in said real property was vested in his children, namely Sharon Howard, Roderick Ewing Stamps, Ronald Clyde Stamps, and Randall Hugh Stamps, as his sole beneficiaries. By Quitclaim Deed of record in Instrument Number 20150508-0042428 in the Register's Office for Davidson County, Tennessee, Sharon Howard, Roderick Ewing Stamps, Ronald Clyde Stamps, and Randall Hugh Stamps conveyed their one-half (½) undivided interest to Ronald Clyde Stamps and Roderick Ewing Stamps, Trustees of the Stamps Family Trust.

THE said Horatio Seymour Yates, Jr. aka H. Seymour Yates died testate on May 9, 2006 and per his Last Will and Testament filed for probate in Dyer County, Tennessee, Docket Number 06P69, and recorded in Instrument Number 20090908-0084010 in the Register's Office for Davidson County, Tennessee, his interest in said real property was divested to the Trustees of the Credit Shelter Trust.

TO HAVE AND TO HOLD the above described lots or parcels of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, his heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEE that we are lawfully seized and possessed of the above-described lots or parcels of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2019 real estate taxes which are to be pro-rated by Grantors and payment assumed by Grantee, applicable zoning and building regulations and permits, and all visible easements.

WE COVENANT with the said GRANTEE and bind ourselves, our successors and legal representatives, to warrant and forever defend the title to said lots or parcels of land, unto the said GRANTEE, his heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS my hand this the 24 day of July, 2019.

STAMPS FAMILY TRUST DATED MARCH 2, 2015

BY: _____
RONALD CLYDE STAMPS, TRUSTEE

BY: _____ TRUSTEE
RODERICK EWING STAMPS, TRUSTEE

CREDIT SHELTER TRUST

BY: _____
ANN GREEN YATES, CO-TRUSTEE

BY: _____
DANIEL PARKER YATES, CO-TRUSTEE

STATE OF MARYLAND

COUNTY OF _____

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RONALD CLYDE STAMPS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be a TRUSTEE of STAMPS FAMILY TRUST DATED ,MARCH 2, 2015, the within named bargainor, and that he as such TRUSTEE, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

STAMPS FAMILY TRUST DATED MARCH 2, 2015

BY: _____
RONALD CLYDE STAMPS, TRUSTEE

BY: _____
RODERICK EWING STAMPS, TRUSTEE

CREDIT SHELTER TRUST

BY: Ann Green Yates
ANN GREEN YATES, CO-TRUSTEE

BY: _____
DANIEL PARKER YATES, CO-TRUSTEE

STATE OF MARYLAND

COUNTY OF _____

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RONALD CLYDE STAMPS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be a TRUSTEE of STAMPS FAMILY TRUST DATED ,MARCH 2, 2015, the within named bargainor, and that he as such TRUSTEE, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

STAMPS FAMILY TRUST DATED MARCH 2, 2015

BY: Ronald Clyde Stamps, Trustee
RONALD CLYDE STAMPS, TRUSTEE

BY: _____
RODERICK EWING STAMPS, TRUSTEE

CREDIT SHELTER TRUST

BY: _____
ANN GREEN YATES, CO-TRUSTEE

BY: _____
DANIEL PARKER YATES, CO-TRUSTEE

STATE OF MARYLAND

COUNTY OF Calvert

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RONALD CLYDE STAMPS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be a TRUSTEE of STAMPS FAMILY TRUST DATED ,MARCH 2, 2015, the within named bargainor, and that he as such TRUSTEE, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Dunkirk, Maryland, on this the 18th day of July, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-12-2021

KIMBERLY SHETTLE
Notary Public
Calvert County
Maryland
My Commission Expires June 12, 2021

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RODERICK EWIING STAMPS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be a TRUSTEE of STAMPS FAMILY TRUST DATED MARCH 2, 2015, the within named bargainor, and that he as such TRUSTEE, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, this the 24 day of July, 2019.

SANDRA E. KETCHUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-26-2020

NOTARY PUBLIC

MY COMMISSION EXPIRES:

STATE OF TENNESSEE

COUNTY OF DYER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for

said County and State, the within named ANN GREEN YATES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon her oath, acknowledged herself to be CO-TRUSTEE OF THE CREDIT SHELTER TRUST, the within named bargainor, and that she as such CO-TRUSTEE, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Dyersburg, Tennessee, this the 17th day of July, 2019.

17th-July-2019

NATALIE PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DYER COUNTY
MY COMMISSION EXPIRES 12-11-2019

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/11/2019

STATE OF ARKANSAS

COUNTY OF _____

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DANIEL PARKER YATES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath , acknowledged himself to be the CO-TRUSTEE OF THE CREDIT SHELTER TRUST, the within named bargainor, and that he as such CO-TRUSTEE, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

said County and State, the within named ANN GREEN YATES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon her oath, acknowledged herself to be CO-TRUSTEE OF THE CREDIT SHELTER TRUST, the within named bargainor, and that she as such CO-TRUSTEE, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Dyersburg, Tennessee, this the _____ day of July, 2019.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATE OF ARKANSAS

COUNTY OF Crawford

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DANIEL PARKER YATES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath , acknowledged himself to be the CO-TRUSTEE OF THE CREDIT SHELTER TRUST, the within named bargainor, and that he as such CO-TRUSTEE, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Rogers, Arkansas, this the 17th day of July, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES May 1, 2021



OATH

STATE OF TENNESSEE

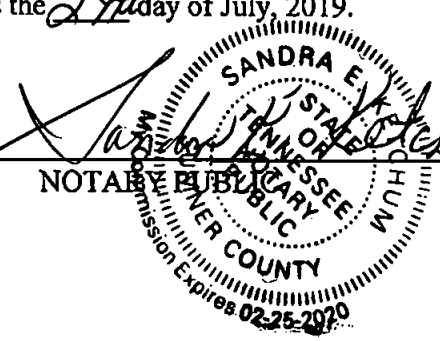
COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$1,000,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 24th day of July, 2019.

NOTARY PUBLIC



MY COMMISSION EXPIRES: _____