Name and Address of New Owner:
Payman Zad
9539 Sunbeam Court
Brentwood, TN 37027

Send Tax Bills To:
Payman Zad
9539 Sunbeam Court
Brentwood, TN 37027

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Karen Johnson Davidson County
Batch# 276185 DEEDWARR
08/26/2019 08:49:30 AM 4 pgs
Fees: $23.00 Taxes: $791.80
20190826-0085264

Map & Parcel No: 060-02-0-296.00 and 060-02-0-297.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mark Stephen Hughes, unmarried,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Payman Zad,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Tract I:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a point in the Southerly margin of Ewing Drive, said point being 413.5 feet from the Easterly right-of-way of Brick Church Pike and being South 88 degrees 24 minutes East 238.5 feet from a concrete monument marking the Northwest corner of the property conveyed to Tom P. Jackson and Roy S. Jackson as recorded in Deed Book 1977, page 107, Register's Office, Davidson County, Tennessee, thence South 00 degrees 05 minutes East 281.75 feet, thence North 88 degrees 24 minutes West 79.50 feet thence North 00 degrees 05 minutes West 281.75 feet thence with the margin of Ewing Drive South 88 degrees 24 minutes East 79.50 feet to the beginning containing 0.51 acres, more or less.

Tract II:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at an iron pin in the Southerly margin of Ewing Drive, said pin being 493.0 feet from the Easterly right-of-way of Brick Church Pike and being South 88 degrees 24 minutes East 318.0 feet front a concrete monument marking the Northwest corner of the property conveyed to Tom P. Jackson and Roy S. Jackson as recorded in Deed Book 1977, Page 107, Register's Office, Davidson County, Tennessee, thence South 00 degrees 05 minutes East 281.75 feet, thence North 88 degrees 24 minutes West 79.50 feet thence North 00 degrees 05 minutes West 281.75 feet thence with the margin of Ewing Drive South 88 degrees 24 minutes East 79.50 feet to the beginning containing 0.51 acres, more or less.

Tract I:
Being the same property conveyed to Mark Stephen Hughes, unmarried by Warranty deed from G. Marshall Cranford and Christy C. Hamilton, C0-Trustees of the G. Marshall Cranford Qualified Marital Trust of record in Instrument No. 20130114-0004160 Register's Office for Davidson County, Tennessee, dated December 31, 2012 and recorded on January 14, 2013.

Tract II:

Being the same property conveyed to Mark Stephen Hughes, unmarried, by Warranty deed from Willie lee Carney Jackson aka Willie Lee Jackson of record in Instrument No. 20130125-0008177 Register's Office for Davidson County, Tennessee, dated January 14, 2013 and recorded on January 25, 2013.

Being also known as 378-380 Ewing Drive, Nashville, Tennessee 37207.

Subject property is not and never has been primary residence of Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of August, 2019.

_____(SEAL)
Mark Stephen Hughes

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 Mark Stephen Hughes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of August, 2019.

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

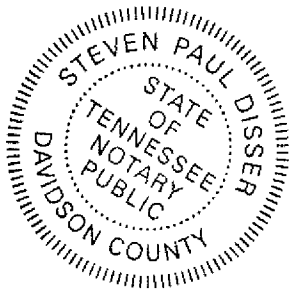
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $214,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
23rd day of August, 2019.

Notary Public
My commission expires: 3/8/21



File No. 2019-340

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

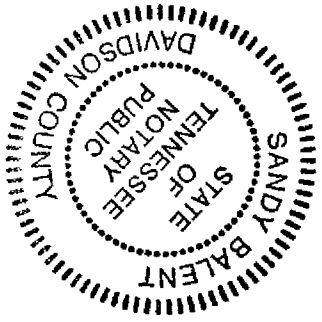
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).