Karen Johnson Davidson County
Batch# 360365 DEEDQC
02/19/2020 12:23:47 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200219-0018445

Prepared by: Allison Johnson
Johnson Financial Services, Inc.
210 North Main Street, Ste 103
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $1.00.

From:

HADI AHMADZADEGAN

Transferor (HADI AHMADZADEGAN)

To:

H&N TRUST

A GRANTOR TRUST

Affiant (HADI AMADZADEGAN ON BEHALF OF H&N TRUST)

ALLISON JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Subscribed and sworn to before me, on 18th day of February, 2020.

Notary Public
My Commission Expires Feb 2020

Address New Owner as Follows:

H&N TRUST
Hadi Ahmadzadegan, Trustee
821 Tintern Abbott Court
Nashville, TN 37211

Send Bills to:

Hadi Ahmadzadegan, Trustee
821 Tintern Abbott Court
Nashville, TN 37211

QUIT CLAIM DEED

Know all men by these presents that for the sum of One Dollar, ($1.00) Hadi Ahmadzadegan, does hereby quit claim unto H&N Trust, his successors and assigns forever, the described property in Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Lydia Johnson, Affiant
Subscribed and sworn before me this the
19 Day of Feb, 2020.
AHayes, Deputy Register

LOT I:
MAP 11D, PARCEL 5535 AND MAP 34-3, PARCEL 91

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 Hadi Ahmadzadegan, by deed on August 1, 2019; from Thomas E. Stamps and Horatio Seymour Yates, Jr.; and 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:
MAP 11D, PARCEL 5535 AND MAP 34-3, PARCEL 91
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 Hadi Ahmadzadegan, by deed on August 1, 2019; from Thomas E. Stamps and Horatio Seymour Yates, Jr.; and 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.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $1.00.

From:

HADI AHMADZADEGAN

Transferor (HADI AHMADZADEGAN)

To:

H&N TRUST

HADI AHMADZADEGAN (TRUSTEE)

Affiant (HADI AHMADZADEGAN)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Hadi Amadzadegan, Trustee

On this 18th day of February, 2020, before me, the undersigned, a notary public in and for the state, personally appeared **Hadi Ahmadzadegan**,, as Trustee, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

My Commission Expires:

Feb 2020

Allison Johnson
Notary Public

State of Tennessee
County of Robertson
Notary Public

ALLISON JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY