THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200628136

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $389,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of July, 2020.

Notary Public
My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Karen Johnson Davidson County
Batch# 443896 **DEEDWARR**
07/24/2020 02:15:29 PM 2 pgs
Fees: $13.00 Taxes: $1,439.00

20200724-0081665

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Farzaneh Asadi Tari and Gholamreza Ebrahimzadeh 3355 Hickory Run Nashville TN 37211	New Owner	Tax Parcel ID No. 180 04 0A 146.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Zachary Johnson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Farzaneh Asadi Tari and Gholamreza Ebrahimzadeh, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Section Five, Highland Creek, of record in Instrument No. 20040915-0111296, Registers Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Zachary Johnson, a single man, by Warranty Deed from Pedro Hernandez, unmarried, of record in Instrument No. 20121012-0093594, in the Register's Office of Davidson County, Tennessee, dated September 25, 2012 and recorded on October 12, 2012.

Megan Kellie Johnson joins in this conveyance to convey any interest she may have in the subject property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Five, Highland Creek, as recorded in Plat Instrument No. 20040915-0111296.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11568, Page 311 and as of Supplementary recorded in Instrument No. 20000413-0037474.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 10316, Page 569; Book 10419, Page 504; Book 10419, Page 516 and Book 10569, Page 732.

Stormwater Detention Agreement as set forth in instrument recorded in Book 11338, Page 738.

This is improved property located at 3355 Hickory Run Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of July, 2020.

Zachary Johnson

Megan Kellie Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Zachary Johnson and Megan Kellie Johnson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of July, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021