WARRANTY DEED

Karen Johnson Davidson County
Batch# 642472 DEEDWARR
05/24/2021 08:22:56 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20210524-0069727

L. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant Sheila L. Mahoney

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of May, 2021

Notary Public L Dyke Tatum

MY COMMISSION EXPIRES: May 05, 2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hadi Ahmadzadegan	SAME	15900017000
(NAME)	(NAME)	
821 Tintern Abbott Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jerrol R. Halverson, Jr., Trustee of The Jerrol R. Halverson, Jr. Trust u/w dated March 16, 2017,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hadi Ahmadzadegan,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 22 on the Plan of Section Three, Bokor Heights, of record in Book 4300, Page 62, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerrol R. Halverson, Jr., Trustee of The Jerrol R. Halverson, Jr. Trust u/w dated March 16, 2017 by deed dated November 4, 2019 from Jerrol Richard Halverson, Jr., Executor of the Estate of Jerrol Richard Halverson of record in Instrument No. 20191115-0117876, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 0 Hillview North Court, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 12th day of May, 2021.

Jerrol R. Halverson, Jr., Trustee of The Jerrol R. Halverson, Jr. Trust u/w dated March 16, 2017

By: Jerrol R Halverson Jr
Jerrol R. Halverson, Jr, Trustee

State of North Carolina
County of Henderson

Personally appeared before me, a notary public in and for the state and county aforementioned, Jerrol R. Halverson, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Trustee of The Jerrol R. Halverson, Jr., Trustee of The Jerrol R. Halverson, Jr. Trust u/w dated March 16, 2017 and that he as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Trustee.

WITNESS my hand and seal this 12th day of May, 2021.

Brandi Duclos
Notary Public
My Commission Expires: 11/04/2023

BRANDI DUCLOS
Notary Public, North Carolina
Henderson County
My Commission Expires
November 04, 2023

File No.: 21-Ahmad