Karen Johnson Davidson County
Batch# 658582 DEEDWARR
06/17/2021 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $621.60
20210617-0081685

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $168,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10th day of June, 2021.

NOTARY PUBLIC

My commission expires:

GREGG M. CLARK
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
H & N Trust	SAME AS NEW OWNER	013-03-0-004-00
(NAME)	(NAME)	
821 Tintern Abbott Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Charles Wendell Waller, Jr., Trustee, or his successors in trust under the Waller Family Irrevocable Trust, dated May 1, 1996,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Hadi Ahmadzadegan, Trustee of the H & N Trust, dated November 5, 2019**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Tract No. One: Land lying within Davidson County, Tennessee, and being Lot No. 1 as shown on the plan of Rivergate Industrial Park as of record in Book 6250, page 806, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument, the southwest corner of Lot No. 1 in the East right-of-way line of Myatt Drive, said monument being a corner common with Odom Sausage Company, said monument being located South 20 deg. 22' 00" East, 386.00 feet from the South right-of-way return of Myatt Industrial Drive; thence with the East right-of-way line of Myatt Drive, North 20 deg. 22' 00" West, 104.00 feet to a point, a corner common with Lot 2, Rivergate Industrial Park; thence with Lot 2, North 69 deg. 38' 00" East, 200.00 feet to a point, a corner common with Lot No. 2 in the West line of Lot No. 5, Rivergate Industrial Park; thence with Lot No. 5, South 20 deg. 22' 00" East 104.00 feet to a point; a corner with Lot No. 5 in the North line of Odom Sausage Company; thence with Odom Sausage Company, South 69 deg. 38' 00" West, 200.00 feet to the point of beginning.

Being the same property conveyed to Charles Wendell Waller, Jr., Trustee, or his successors in trust under the Waller Family Irrevocable Trust, dated May 1, 1996, by deed from Wilson Bank & Trust dated December 19, 2012 of record in Instrument Number 20121220-0117284, Register's Office for Davidson County, Tennessee.

This property is _X_unimproved __improved property known as: 501 Myatt Drive, Madison, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 10th day of June, 2021.

Waller Family Irrevocable Trust, dated May 1, 1996

BY: _____
Charles Wendell Waller, Jr. Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Wendell Waller, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Trustee of Waller Family Irrevocable Trust, dated May 1, 1996, and in his capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of June, 2021.

_____
Notary Public
My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY