Tax Liability & Owner:
Payman Zad et ux
Farnaz Esaeili
PO BOX 3283
Brentwood, Tennessee 37024

Map 034 , Parcel 043.00

This instrument prepared by:
Shawn C. Trail, Attorney, P.C.
117 South Spring Street
Manchester, Tennessee 37355

Karen Johnson Davidson County
Batch# 705655 DEEDWARR
08/27/2021 08:42:30 AM 4 pgs
Fees: $23.00 Taxes: $3,700.00
20210827-0115729

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JOHN JEONGSIK YOON f/k/a JEONG SIK YUN and wife, SUSIE MYUNGWHA YOON f/k/a MYANG W. YUN, have bargained and sold and by these presents do hereby transfer and convey unto PAYMAN ZAD and wife, FARNAZ ESMAEILI, their heirs and assigns, a certain tract or parcel of land in the 11th Civil District of Davidson County, Tennessee, bounded and described as follows, to-wit:

A tract of land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Turner Engineering Co., Inc., dated February 20, 1970, as follows:

BEGINNING on the westerly margin of Gallatin Pike at the southeast corner of the W.T. Davis Heirs property; thence with Davis south line north 88 deg. 34' 50" west 303.4 feet to a concrete monument; thence south 0 deg. 28' east 30.04 feet to an iron pin; thence south 88 deg. 34' 50" east 280.28 feet to an iron pin in the westerly margin of Gallatin Pike; thence with the westerly margin of said Pike north 12 deg. 56' 21'" east 100.00 feet to the point of beginning, containing 0.656 acres, more or less.

And being the same property conveyed to Jeong S. Yun and wife, Myang W. Yun, by Warranty Deed from Jack W. Smith and James R. McKinney, dated April 1, 1992 and recorded on April 9, 1992 at 8:19 A.M. in Book 8592, Page 54, Register's Office of Davidson County, Tennessee. See also Order in the Probate Court for Davidson County, Tennessee, changing Jeong Sik Yun to John Jeongsik Yoon, recorded on October 23, 2000 at 3:13 P.M. in Instrument Number 20001023-0105136. See also Order in the Probate Court for Davidson County, Tennessee, changing Mynung Wha Yun to Susie Myungwha Yoon, recorded on October 23, 2000 at 3:14 P.M. in Instrument Number 20001023-0105137.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback line, easements and rights of way for public utilities; all of record in Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said PAYMAN ZAD and wife, FARNAZ ESMAEILI, their heirs and assigns, forever.

AND WE DO COVENANT with PAYMAN ZAD and wife, FARNAZ ESMAEILI, 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.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns to warrant and forever defend the title of said land to PAYMAN ZAD and wife, FARNAZ ESMAEILI, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands, this the 25th day of August, 2021.

John Jeongsik Yoon

Susie Myungwha Yoon

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named JOHN JEONGSIK YOON and wife, SUSIE MYUNGWHA YOON, with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of August, 2021.

SHAWN TRAIL
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: January 18, 2022

STATE OF TENNESSEE, COFFEE COUNTY;

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $1,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

AFFIANT

Sworn to and subscribed before me this 25th day of August, 2021.

SHAWN TRAIL
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: January 18, 2022

I, Shawn C. Trail, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 25, 2021.

8-25-21
Date

Shawn C. Trail

State of Tennessee
County of Coffee

Sworn and subscribed before me on this 25th day of August, 2021.

Jessica Fletcher
Notary Public

My Commission Expires: March 13, 2024

