WARRANTY DEED

Karen Johnson Davidson County
Batch# 708066 DEEDWARR
08/31/2021 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20210831-0117563

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,050,000.00.

Affiant

Subscribed and sworn to me on 08/30/21.

NOTARY PUBLIC
My Commission Expires: 11-6-24

PATRICIA S HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Farzin Ferdowsi 12751 Old Hickory Blvd. Antioch, TN 37013	Farzin Ferdowsi 1728 General George Patton Dr. Brentwood, TN 37027	175-00-0-104.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mary Hickerson, Trustee, and Rocky Lee Hunter, unmarried, hereinafter called **"GRANTORS,"** has bargained and sold, and by these presents does transfer and convey unto Farzin Ferdowsi, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land lying and being in the 2nd Civil District of Davidson County, Tennessee, and being more particularly described according to survey made by Hickerson and Hickerson Engineers, on October 12, 1963, as follows:
>
> Beginning at an iron pin located in the east margin of Hobson Pike Old Hickory Blvd., the common front corner of the land herein described and the Hadley property as shown on the survey; thence South 88°35' East 435.0 feet to an iron pin; thence South 6°22' West 167.5 feet; thence North 88°35' West 435.0 feet to an iron pin in the east margin of Hobson Pike-Old Hickory Blvd., thence North 6°22' East 167.5 feet to the point of beginning, containing 1.67 acres.
>
> Being the same property conveyed to RUBY D. HUNTER by deed from VADA BARRETT COX, of record in Book 5937, page 656, dated September 25, 1982, Register's Office for Davidson County, Tennessee.
>
> RUBY D. HUNTER has since conveyed said property to STONEY R. HUNTER AND WIFE, JUNE F. HUNTER FOR LIFE WITH THE REMAINDER TO ROCKY LEE HUNTER IN TRUST UNTIL AGE 35 WITH STONEY R. HUNTER AND WIFE, JUNE F. HUNTER, OR THE SURVIVOR AS TRUSTEES by quitclaim deed of record in Instrument No. 20021011-0124846, dated October 10, 2002, said Register's Office. JUNE F. HUNTER, Trustee died on or about February 10, 2015. STONEY R. HUNTER, Trustee died on or about May 28, 2021. Mary Hickerson has since been appointed as Successor Trustee effective August 27, 2021, and as confirmed by the Certificate of Trust dated August 27, 2021 of record in Instrument No. 202108310117562. in the Register's Office for Davidson County, Tennessee.

This is improved property known as 12751 Old Hickory Blvd., Antioch, Tennessee 37013.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTORS does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS

does further covenant and bind himself/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 hand this 08/27/21

Mary Hickerson, Trustee

Mary Hickerson, Trustee

Rocky Lee Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27 day of August, 2021, before me, the undersigned Notary Public, personally appeared, Mary Hickerson, known to me (or proved to me on the basis of satisfactory evidence), to be the trustee of the of the trust created in the deed of record in Instrument No. 20021011-0124846, Register's Office of Davidson County, Tennessee dated October 10, 2002, the within named bargainor, and that she as such trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the trust created in the deed of record in Instrument No. 20021011-0124846, Register's Office of Davidson County, Tennessee dated October 10, 2002, by herself as such trustee.

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and official seal on 08/27/21

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Rocky Lee Hunter, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this 08/30/2021.

My commission expires: 11-10-24

NOTARY PUBLIC

PATRICIA S HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 06, 2024

Certificate of Authenticity

I, John Cobb Rochford, do hearby 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. on August 30, 2021

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed. on August 30, 2021.

Emily B. Hebert

Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY