Name and Address of New Owner:
John Mishu, Dina Mishu, and Eckhardt Exchange Corporation
0 Hillview Court N, Lot 22
Brentwood, TN 37027

Send Tax Bills To:
John Mishu and Dina Mishu

Karen Johnson Davidson County
Batch# 777523 DEEDWARR
12/21/2021 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20211221-0168713

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 159 170.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Hadi Ahmadzadegan**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John Mishu and Dina Mishu, husband and wife**, "the Grantees," the following described real estate in Davidson County, Tennessee:

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 Hadi Ahmadzadegan by Warranty Deed from Jerrol R. Halverson, Jr., Trustee of The Jerrol R. Halverson, Jr. Trust U/W dated March 16, 2017, recorded on May 24, 2021, of record in Instrument No. 20210524-0069727, Register's Office for Davidson County, TN.

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 Quitclaim Deed from Jerrol Richard Halverson, Jr., Executor of the Estate of Jerrol Richard Halverson, recorded on November 15, 2019, of record in Instrument No. 20191115-0117876, Register's Office for Davidson County, TN.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of December, 2021.

_____(SEAL)
Hadi Ahmadzadegan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of December, 2021, before me personally appeared Hadi Ahmadzadegan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of December, 2021.

_____
Notary Signature
My commission expires: 3-8-22

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $340,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
16th day of December, 2021.

_____
Notary Public
My commission expires: 3-8-22
File No. 2021-3928-AN

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 12-16-21 (date of document).

Affiant Signature

12-17-21
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 17 day of December, 2021.

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025
NOTARY PUBLIC SEAL

Notary's Signature

MY COMMISSION EXPIRES: 1/6/2025