STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Leigh Hicks
Affiant

Karen Johnson Davidson County
Batch# 793595 DEEDWARR
01/20/2022 02:50:15 PM 3 pgs
Fees: $18.00 Taxes: $832.50

20220120-0007778

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of January, 2022.

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

Notary Public
MY COMMISSION EXPIRES:
File No. 22-15075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Payman Zad and Farnaz Esmaeili		033.00-103.00
(NAME)	(NAME)	
3101 Nolensville Pike	New Owner	
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Teresa Jeannine Vetetoe, Trustee of The Day Family Trust dated February 25, 2015, Teresa Jeannine Vetetoe, and William Perry Day, Jr,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Payman Zad and Farnaz Esmaeili, husband and wife,** 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:

A tract of land in the 11th Civil District on Campbell Road and described according to a survey by Ralph W.C. Lambert, Surveyor, October 25, 1958, as follows:

Beginning at a point on the southerly side of Campbell Road at an iron pin, the NE corner of the Baxter Sloan property; thence S. 76 deg. 12' E along the southerly margin of Campbell Road, 300 feet to an iron pin; thence S. 7 deg. 35' W. 443.5 feet to an iron pin; thence N. 74 deg. 55' W. 245 feet to an iron pin and Baxter Sloan property; thence following Baxter Sloan's Easterly line N. 0 deg. 30' E. 447.5 feet to the beginning and containing 2.75 acres, more or less.

Being the same property conveyed to William Perry Day, Sr., and wife Dorothy June Day by Warranty Deed from Anges M. Day, dated November 14, 1958 and recorded on November 21, 1958 of record in Book 2855, page 411, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 25, 2015, recorded April 27, 2015, of record in Instrument No. 20150427-0037343, said Register's Office, subject property was conveyed to Teresa Jeannine Vetetoe, Trustee of the Day Family Trust. The said William Perry Day, Sr., and Dorothy June Day have since died, with William Perry Day, Sr., predeceasing Dorothy June Day. By Affidavit of Heirship of record in Instrument No. 20220119-0007224, Teresa Jeannine Vetetoe and William Perry Day, Jr., were established as heirs at law of Dorothy June Day.

Teresa Jeannine Vetetoe and William Perry Day, Jr., join in on this conveyance in order to convey any interest they may have in the subject property.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 545 W. Campbell Rd, Goodlettsville, TN 37072.

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. Whenever 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 hand(s) this 14th day of January, 2022.

The Day Family Trust dated February 25, 2015

By: Teresa Jeannine Vetetoe, Trustee
Teresa Jeannine Vetetoe, Trustee

Teresa Jeannine Vetetoe
Teresa Jeannine Vetetoe

William Perry Day Jr
William Perry Day, Jr.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within Teresa Jeannine Vetetoe, Trustees of the Day Family Trust dated February 25, 2015, with whom I am personally acquainted, and who acknowledged that within Teresa Jeannine Vetetoe executed the within instrument for the purposes therein contained and who further acknowledged that within Teresa Jeannine Vetetoe, is the Trustee of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14th day of January, 2021

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My Commission expires: 3/21/22

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 14th day of January, 2022, before me personally appeared Teresa Jeannine. Vetetoe and William Perry Day 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 14th day of January, 2022.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066