NEW OWNER:
Farnaz Esmaeili
P.O. Box 301
Brentwood, TN 37024

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 22-154

MAP & PARCEL
034-07-0-018.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 847352 DEEDWARR
04/28/2022 03:29:30 PM 5 pgs
Fees: $28.00 Taxes: $1,776.00
20220428-0049431

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS ($480,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Faith Therber Fairhope, Glory Davis, Betty Tarter Therber, Marvin Kent Therber, Darlene Therber Frick, Angela Gaye Therber, Roger Therber, and Deborah Therber, as Heirs-at-Law of the Estate of Franklin D. Therber, Sr.** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Farnaz Esmaeili, married** ("Grantees"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Tract 1 (034-07-0-018.00)

Land in the 10th Civil District of Davidson County, being described as follows:

Beginning at a point in the Southerly margin of Shepherd Hills Drive 365 feet Southeast from the Easterly corner of Lot No. 80 on the unrecorded Plan of Shepherd Hills Subdivision, being South 56 degrees 05 minutes East 115 feet from the Easterly corner of the land conveyed to J. O. Jones and wife, by deed from A. J. Coleman and wife, of record in Book 2809, page 606, Register's Office for Davidson County, Tennessee; thence with the margin of said Shepherd Hills Drive South 56 degrees 05 minutes East 110 feet to a point; thence South 33 degrees 55 minutes West 210 feet to a point; thence North 46 degrees 45 minutes West 111.5 feet to a point; thence North 33 degrees 55 minutes East 191.9 feet to the point of beginning.

Being the same property conveyed to Franklin D. Therber et ux, Tillie I. Therber by Warranty Deed from Lola B. Clayton Et Vir A. D. Clayton of record in Book 3932, page 523, Register's Office for Davidson County, Tennessee, dated September 03, 1965 and recorded on September 08, 1965.

Being also known as 328 Shepherd Hills Drive Madison, Tennessee 37115.

Tract 2 (034-11-0-009.00)

Land in the 10th Civil District of Davidson County, Tennessee, being a part of the A. J. Coleman Lands, and described according to a survey made by Cantrell, Connell and Morrison, Engineers, dated January 20, 1960, as follows:

Beginning at an iron pin in the Southwesterly margin of Shepherd Hills Drive, at the Northeasterly corner of the lot conveyed to J. O. Jones, by deed from A. J. Coleman and wife, as of record in Book 2875, page 605, Register's Office for said County; thence along the margin of Shepherd Hills Drive, South 56 degrees 05 minutes East 142 feet to an iron pin; thence South 2 degrees 33 minutes West 124 feet to an iron pin in the Northerly margin of the L. and N. Railroad right of way; thence with said railroad right of way, South 69 degrees 30 minutes West 162 feet to a fence post; thence leaving said right of way, North 47 degrees West 127.6 feet to an iron pin, being Jones' Southeasterly corner; thence with Jones' Easterly line, North 33 degrees 55 minutes East 210 feet to the point of beginning, containing 1 acre more or less.

Being the same property conveyed to Franklin D. Therber and wife, Tillie I. Therber by Warranty deed from Hazel Fern Allen, surviving widow of Fred Allen, deceased of record in Book 5154, page 3, Register's Office for Davidson County, Tennessee, dated June 01, 1977 and recorded on June 02, 1977.

Being also known as 0 Shepherd Hills Drive Madison, Tennessee 37115.

Tillie I. Therber predeceased Franklin D. Therber leaving him as surviving tenant by the entirety. Franklin D. Therber died intestate on June 18, 2012 leaving eight (8) heirs at law, Betty Therber, Marvin Kent Therber, Darlene Therber, Roger Therber, Deborah Therber, Faith Fairhope, Glory Davis, and Angela Therber. Probate for the Estate of Franklin D. Therber was opened in the Chancery Court for Cheatham County, Tennessee at Ashland City, Docket No. P-2228, and Faith Mayton n/k/a Faith Fairhope and Glory Davis were appointed Co-Administrators of the Estate.

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

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 21st day of April, 2022.

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Estate of Franklin D. Therber, Sr.

By: Faith Therber Fairhope
Faith Therber Fairhope, Co-Administrator
& Heir-at-Law

By: Glory Davis
Glory Davis, Co-Administrator & Heir-at-Law

By: Betty Foster Therber by Jonathan Wade Therber AIF
Betty Tarter Therber, Heir-at-Law,
by Jonathan Wade Therber, his/her Attorney-In-Fact

By: Marvin Kent Therber
Marvin Kent Therber, Heir-at-Law

By: Darlene Therber Frick
Darlene Therber Frick, Heir-at-Law

By: Angela Gaye Therber
Angela Gaye Therber, Heir-at-Law

By: Roger Therber
Roger Therber, Heir-at-Law

By: Deborah Therber by
Deborah Therber, Heir-at-Law,
by Faith Therber Fairhope, his/her Attorney-In-Fact
Faith Therber Fairhope AIF

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **FAITH THERBER FAIRHOPE, GLORY DAVIS, MARVIN KENT THERBER, DARLENE THERBER FRICK, ANGELA GAYE THERBER, and ROGER THERBER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of April, 2022.

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 06-28-25

STATE OF TENNESSEE

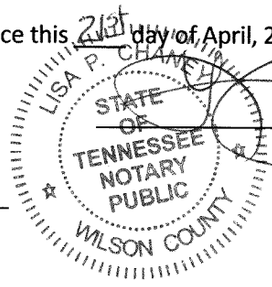
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **FAITH THERBER FAIRHOPE**, with whom I am personally acquainted, or proved to me on the basis

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of satisfactory evidence, who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **DEBORAH THERBER**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of April, 2022.



NOTARY PUBLIC

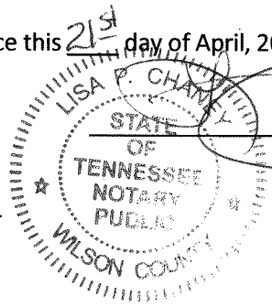
My commission expires: 06-28-25

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JONATHAN WADE THERBER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **BETTY TARTER THERBER**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of April, 2022.



NOTARY PUBLIC

My commission expires: 06-28-25

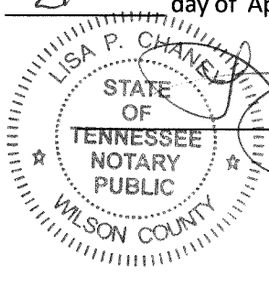
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The actual consideration or value, whichever is greater, for this transfer is $ **480,000.00**.

Ashley Utley

AFFIANT

Sworn to and subscribed to before me this 21st day of April, 2022.



NOTARY PUBLIC

My commission expires: 06-28-25

Tennessee Certification of Electronic Document

I, Todd A Tressler, II, 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 April 21, 2022.

Affiant Signature

7/14/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 01-28-25

NOTARY'S SEAL

