Karen Johnson Davidson County
Batch# 872426 DEEDWARR
06/16/2022 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,182.63
20220616-0068745

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62658
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Derek Harper Margaret Harper 545 W Campbell Road Goodlettsville, TN 37072	STUDIO BANK 124 12TH AVE S STE 400 NASHVILLE, TN 37203

TAX MAP PARCEL NUMBERS: 03300010300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$589,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Payman Zad and Farnaz Esmaeili, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Derek Harper and Margaret Harper, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee. 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 Payman Zad and Farnaz Esmaeili, husband and wife, by Warranty Deed from Teresa Jeannine Vetetoe, Trustee of The Day Family Trust dated February 25, 2015, Teresa Jeannine Vetetoe, and William Perry Day, Jr., dated January 14, 2022 and recorded on January 20, 2022, of record in Inst. No. 20220120-0007778, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2022, and subsequent years; Easement for water line retained in the deed of record in Book 2855, page 411, said Register's Office; No insurance is afforded as to the exact amount of acreage contained herein.

This is improved property, known as 545 W Campbell Road, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of June, 2022.

Payman Zad

Farnaz Esmaeili

State of Tennessee

County of Davidson

On this , before me the undersigned authority, personally appeared Payman Zad and Farnaz Esmaeili, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $589,900.00.

Affiant

Sworn and subscribed before me this 8th day of June, 2022.

Notary

My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 06/10/2022 ____ (date of document).

Affiant Signature

06/10/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 10 day of June, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025