Box 14
36252-8A

Name and Address of New Owner:
Pooyan Harbehband and Susan Hajizadeh
509 Clearwater Drive
Brentwood, TN 37027

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 033-00-0-196.00

Karen Johnson Davidson County
Batch# 925002 **DEEDWARR**
10/04/2022 10:44:29 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20221004-0109345

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, **John Herbert Jones, Personal Representative, of the Estate of John Hensley Jones, deceased**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Pooyan Harbehband, a married man and Susan Hajizadeh, a married woman, tenants in common with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being a part of the James Herbert Jones property, deceased, as recorded in Book 1088, Page 281, Register's Office Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the Southerly line of Lowes Lane in a curve with a radius of 1000.09 feet; thence along said curve Easterly for 33.00 feet to an iron pin in said right-of-way; thence North 86 degrees 30 minutes East for 382.00 feet to an iron pin in the N.W. corner of Tract 2; thence leaving said Road, South 1 degrees 20 minutes East for 526.10 feet to a point in the Trailmont Trailer Park line; thence South 87 degrees 27 minutes West for 414.35 feet to an iron pin; thence North 1 degrees 20 minutes West for 524.30 feet to the point of beginning, containing, 5.01 acres, more or less.

Being the same property conveyed to James Herbert Jones who died intestate October 7, 1977, and to Lillie Jones who died intestate March 9, 1980, and her estate being fully administered and probated in Probate Court of Davidson County, Tennessee, and being property vested in the children and grandchildren of Lillie Jones, who are all of the grantors, herein, and who are all of legal age, and said premises is not the permanent residence of any of the parties concerned , by deed of record in Book 1088, Page 281, Register's Office Davidson County, Tennessee.

Being the same property conveyed to John Hensley Jones and wife, June Marie Jones by deed from James William Jones, John Hensley Jones, Robert Matthew Jones, Hardy Edward Rist, Elizabeth Newland, Anna Willis, Betty Willis, Valinda Flatt, and Kathy Carmack of record in Book 6080, page 307, Register's Office for Davidson County, Tennessee, dated June 21, 1983 and recorded on June 22, 1983. (Value or consideration shown in aforementioned deed $24,800.00.)

The said June Marie Jones died on April 27, 2015, leaving John Hensley Jones, as the surviving tenant by the entirety.

The said John Hensley Jones died on October 13, 2019, leaving a Probate at Docket No. 21P2018, in the Seventh Circuit Court for the Twentieth Judicial District Metropolitan Nashville-Davidson County (Probate Division), naming John Herbert Jones, Personal Representative.

This is property known as 1255 Lowes Lane, Goodlettsville, TN 37072

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 30th day of September, 2022.

The Estate of John Hensley Jones

By: John Herbert Jones
John Herbert Jones, Personal Representative

State of Tennessee
County of Davidson

Before me, Chelsea L. Moore of the state and county mentioned, personally appeared John Herbert Jones, Personal Representative with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be thePersonal Representative of The Estate of John Hensley Jones, the within named bargainor, a Estate, and that as such Personal Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as Personal Representative.

Witness my hand, at office, this 30th day of September, 2022.

Notary's Signature
My commission expires:_____

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

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 $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John Herbert Jones
(Affiant)

Sworn to and subscribed before me this
30th day of September, 2022.

Notary Public
My commission expires:_____
File No. GNT-22-2107

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023