Karen Johnson Davidson County
Batch# 942600 DEEDWARR
11/17/2022 03:53:30 PM 4 pgs
Fees: $23.00 Taxes: $1,369.00
20221117-0122533

This instrument prepared by Bill W. Pemerton, Esq. (TN Bar ID: 024564), 735 Broad Street, Suite 306, Chattanooga, TN 37402

Record and Return to: Ray Sabbaghzadeh and Judith Ann Sabbaghzadeh, 4204 Siderno Court, Naples, FL 34119

Order Number: 72810346

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Donna V. Haddad, Trustee of The Donna V. Haddad Living Trust dated April 15, 2019,** for Three Hundred Seventy Thousand and No/100 Dollars ($370,000.00) and other valuable consideration paid, warrants the title against all person whomsoever and does hereby conveys unto the Grantee(s), **Ray Sabbaghzadeh and Judith Ann Sabbaghzadeh, husband and wife,** as joint tenants with rights of survivorship, whose address is 4204 Siderno Court, Naples, FL 34119, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 36B, ON THE PLAN OF ZONE LOT DIVISION LOT 36, SECTION TWO, BRENTWOOD MEADOWS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 782, AS AMENDED IN PLAT BOOK 6250, PAGE 684, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor(s) does hereby covenant with the Grantee(s) that she is lawfully seized of the above described real estate, that she has good right to sell and convey the said real property and that the property is unencumbered except as to:

Subject to easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 161 13 0 027.00



PCL 72810346 WD101 01 01 03

Street address of property: 5727 Brentwood Meadows Circle, Brentwood, TN 37027
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20190417-0035310 in the Recorder's Office, Davidson County, Tennessee.
Mail Tax Statements to: Ray Sabbaghzadeh and Judith Ann Sabbaghzadeh, 4204 Siderno Court, Naples, FL 34119

Signed this 14 day of NOV., 2022.

Signature of Grantor:

TRUSTEE

Donna V. Haddad, Trustee of The
Donna V. Haddad Living Trust
dated April 15, 2019

STATE OF FL, COUNTY OF Lee, SS:

BE IT REMEMBERED That on this 14 day of NOV., 2022 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Donna V. Haddad, Trustee of The Donna V. Haddad Living Trust dated April 15, 2019, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid. Physically appeared. Produced drivers lic.

MARK R. BRYAN
Notary Public - State of Florida
Commission # HH 295609
My Comm. Expires Sep 17, 2026
Bonded through National Notary Assn.

Notary Public
MARK R. BRYAN

Property Address: 5727 Brentwood Meadows Circle, Brentwood, TN 37027
Tax Parcel: 161 13 0 027.00

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Oath of Consideration

I or we, Ray Sabbaghzadeh and Judith Ann Sabbaghzadeh, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $370,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 14th day of Nov., 2022.

Signatures of Affiant(s):

Ray Sabbaghzadeh

Judith Ann Sabbaghzadeh

Sworn and subscribed before me this 14th day of Nov., 2022

Notary Public

SUSAN HETTICH
Notary Public - State of Florida
Commission # HH 107749
My Comm. Expires Jun 2, 2025

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Tennessee Certification of Electronic Document

I, Sam Rider, 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 11/14/2022 (date of document).

Affiant Signature

Nov 16, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 16 day of November, 2022

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE