Karen Johnson Davidson County
Batch# 977175 DEEDWARR
03/06/2023 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20230306-0015798

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: (DL) Title No.: 63011
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Francisco Romero Garcia Francisco Romero Galvan 633 Gibson Drive Madison, TN 37115	New Owners 633 Gibson Drive Madison, TN 37115

TAX MAP PARCEL NUMBERS: 05104004000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$555,000.00**, 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, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Francisco Romero Garcia, a single man and Francisco Romero Galvan, a single man,** 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, being Lot No. 15 on the Plan of Dale Heights of record in Plat Book 2330, page 153, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Payman Zad, by Warranty Deed from Charles W. Woodall, Jr., Executor for the Estate of Ruth Ann Woodall, dated August 22, 2022 and recorded on August 23, 2022 of record in Instrument No. 20220823-0095275, Register's Office for Davidson County, Tennessee.

Subject property is not now, nor has ever been the marital residence of Grantor.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2330, page 153, said Register's Office, which Plan shows a 60 foot ininimum building setback line from Gibson Drive, and a 30 foot minimum setback line from Norman Drive, a 10 foot easement for public utility purposes along the rear corner of said lot, a 50 foot charter right of way for the L & N Railroad along the rear portion of said Lot, and a 2.5 x 20 foot utility anchor easement located on the southwesterly front corner of said Lot. Easement Deed by Court Order to Quest Communications International, Inc. et al, of record in Instrument No. 20120228-0017172, said Register's Office; Subject to the right of way of the L & N Railroad over so much of the premises as may lie therein.

This is improved property, known as 633 Gibson Drive, Madison, TN 37115

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 3rd day of March, 2023.

Payman Zad

State of Tennessee

County of Davidson

On this 3rd day of March, 2023, before me the undersigned authority, personally appeared Payman Zad, 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.

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

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: $555,000.00.

Affiant

Sworn and subscribed before me this 3rd day of March, 2023.

Notary

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 March 3, 2023.

Affiant Signature

3/3/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of March, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/07/2026