THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 979908 **DEEDWARR**
03/13/2023 02:15:04 PM 2 pgs
Fees: $13.00 Taxes: $1,063.75

20230313-0018119

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Payman Zad P. O. Box 301 Brentwood, TN 37024	SAME AS NEW OWNER	043-07-0-001.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Tigeybear Properties, LLC, a Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Payman Zad**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being **Lot 1** on the Resubdivision of Lot No. 141 Anderson Estates, of record in Book 5190, Page 686, in the Register's Office for Davidson County, Tennessee, to which plan is made for a more complete description.

Being the same property conveyed to Richard A. Becker and Elizabeth A. Becker, by Special Warranty Deed from Fannie Mae aka Federal National Mortgage Association, of record in Instrument No. 20130717-0073703, dated July 9, 2013 and recorded on July 17, 2013, Register's Office for Davidson County, Tennessee; further being part of that property conveyed to TigeyBear Properties, LLC, by Quitclaim Deed from Richard A. Becker and Elizabeth A. Becker of record in Instrument No. 20141031-0100830, dated October 27, 2014 and recorded on October 31, 2014, Register's Office for Davidson County, Tennessee.

This property commonly known as 330 Scalf Drive, Madison, TN 37115.*

*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hand of the Grantor's authorized representative, this 8 **day of March, 2023:**

TIGEYBEAR PROPERTIES, LLC, A LIMITED LIABILITY COMPANY

By: x Richard Becker, Sole Member
Richard Becker, Sole Member

STATE OF Florida)
COUNTY OF Palm Beach)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Richard Becker**, 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 the **Sole Member** of **TIGEYBEAR PROPERTIES, LLC, A LIMITED LIABILITY COMPANY**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **TIGEYBEAR PROPERTIES, LLC, A LIMITED LIABILITY COMPANY** for the purposes therein contained.

Witness my hand and official seal on this the 8 day of **March, 2023**:

NOTARY PUBLIC

My Commission Expires: 01/31/2025

MICHELLE CASALEZ
Notary Public-State of Florida
Commission # HH 87105
My Commission Expires
January 31, 2025

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$287,500.00**:

Margaret Smith
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 9th DAY OF **March, 2023:**

Sandra Denise Woods
Notary Public

My Commission Expires: _____

SANDRA DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024