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*

Karen Johnson Davidson County
Batch# 994638 DEEDWARR
04/20/2023 02 25 29 PM 2 pgs
Fees $13 00 Taxes $4,995 00
20230420-0029285

Ivey Title, LLC Ref (DL) Title No.: 63080
Dav Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Aaron Yazdian<br>4018 Copeland Drive<br>Nashville, TN 37215 | Aaron Yazdian<br>2903 Polo Club Rd<br>Nashville, TN 37221 |

**TAX MAP PARCEL NUMBERS:** 11616005400

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$1,350,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John W. Macey, Jr., married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Aaron Yazdian, unmarried,** 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 44 on the Plan of Evergreen Heights, Part Two, of record in Book 1835, page 19, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Mary Jane Macey, Trustee of the Mary Jane Macey Living Trust, established by the Revocable Trust Agreement of Mary Jane Macey, dated December 19, 2005, by Warranty Deed from Mary Jane Macey, dated December 19, 2005 and recorded on December 30, 2005 of record in Instrument No 20051230-0156547, Register's Office for Davidson County, Tennessee By Quitclaim Deed, dated January 8, 2016, recorded January 13, 2016, of record in Instrument No 20160113-0003453, said Register's Office, subject property was conveyed to Mary Jane Macey and/or John W Macey, Jr , Trustees of the Mary Jane Macey Living Trust, established by the Revocable Trust Agreement of Mary Jane Macey, dated December 19, 2005, as amended and restated on December 18, 2015. The said Mary Jane Macey has since died By Trustees Quitclaim Deed, dated February 27, 2023, recorded March 8, 2023, of record in Instrument No 20230308-0016767, said Register's Office, subject property was conveyed to John W Macey, Jr

This property is not a marital residence and, as such, is not subject to any homestead, dower, or other marital rights or interests as contemplated by T C A. 26-2-301 or other similar statute

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 of record in Book 1835, page 19, said Register's Office, shows an owner's certificate, a 60 foot minimum building setback line from Copeland Drive and a 40 foot minimum setback line from Dorcas Drive.

**This is improved property, known as 4018 Copeland Drive, Nashville, TN 37215.**

**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 18th day of April, 2023.

John W. Macey, Jr.

**State of Tennessee**

**County of Davidson**

On this 18th day of April, 2023, before me the undersigned authority, personally appeared John W Macey, Jr, 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

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary

My Commission Expires:

**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: $1,350,000 00

Affiant

Sworn and subscribed before me this 19 day of April, 2023.

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

Notary

My Commission Expires