THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1195011 DEEDWARR
10/17/2024 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $3,015.50
20241017-0080605

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Luis Valencia 2664 Morgan Rd. Joelton, TN 37080	Luis Valencia 2664 Morgan Rd. Joelton, TN 37080	043 07 0 117.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Payman Zad, a married man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Luis Valencia and Josefine Valencia, as tenants in common with right of survivorship**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 810 Anderson Lane, Madison, TN 37115, 330 Scalf Drive , Madison, TN 37115, together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

PARCEL NO. 1: 043 07 0 117.00 known as 810 Anderson Lane

Being Lot No.2 on the RESUBDIVISION OF LOT 141, ANDERSON ESTATES (UNRECORDED), of record in Plat Book 5190, Page 686, Register's Office for Davidson County, Tennessee, to which plan is made for a more complete description.

Being the same property conveyed to Payman Zad, by Warranty Deed from Cama SDIRA LLC FBO Robert Becker IRA, of record in Instrument No. 20230313-0018120, in the Register's Office of Davidson County, Tennessee, dated March 08, 2023 and recorded on March 13, 2023.

Being the same property conveyed to CAMA SDIRA LLC FBO Robert Becker IRA, by Warranty Deed from Eric Sox, married, of record in Instrument No. 20130516-0049296, in the Register's Office of Davidson County, Tennessee, dated May 13, 2013 and recorded on May 16, 2013.

PARCEL NO. 2: 043 07 0 001.00 known as 330 Scalf Drive

Being Lot No. 1 on the RESUBDIVISION OF LOT 141, ANDERSON ESTATES (UNRECORDED), of recorded in Plat Book 5190, Page 686, Register's Office for Davidson County, Tennessee, to which plan is made for a more complete description.

Being the same property conveyed to Payman Zad, by Warranty Deed from Tigeybear Properties, LLC, a Limited Liability Company, of record in Instrument No. 20230313-0018119, in the Register's Office of Davidson County, Tennessee, dated March 08, 2023 and recorded on March 13, 2023.

Being part of the same property conveyed to Tigeybear Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Richard A. Becker and Elizabeth A. Becker, of record in Instrument No. 20141031-0100830, in the Register's Office of Davidson County, Tennessee, dated October 27, 2014 and recorded on October 31, 2014.

Being the same property conveyed to Richard A. Becker and Elizabeth A. Becker, by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, of record in Instrument No. 20130717-0073703, in the Register's Office of Davidson County, Tennessee, dated July 09, 2013 and recorded on July 17, 2013.

The property conveyed herein is not the place of residence of the Grantor or his spouse.

This conveyance is subject to all restrictions, easements and planning documents of 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 27th day of September, 2024.

P. Zad

Payman Zad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of September, 2024, before me personally appeared Payman Zad, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of September, 2024.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 $815,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Marcia Escobar
AFFIANT
Sworn to and subscribed before me this 11 day of OCT, 2024.

Notary Public
My commission expires: 1/25/24

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Summer Bartm 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 9-27-2024 (date of document).

Summer Bartm
Affiant Signature

10-11-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 of October, 2024.

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

