This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3948

Karen Johnson Davidson County
Batch# 220222 DEEDWARR
04/22/2019 12:47:02 PM 2 pgs
Fees: $13.00, Taxes: $1,406.00
20190422-0036556

STATE OF TENNESSEE
COUNTY OF Davidson

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

The actual consideration or value, whichever is greater, for this transfer is $380,000.00

Affiant

Subscribed and sworn to before me, this the 18th day of April, 2019

Notary Public
My Commission Expires: _____

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Kyle Vaughn and Emily Vaughn<br>2104 B Burns St.<br>Nashville, TN 37216 | New Owner | 072-15-0-042 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Javad Salimi, a married man** and Hamidreza Parsa, a married man****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kyle Vaughn and Emily Vaughn, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2104 Burns Street Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20171205-0124116 and being shown on Plat attached thereto as an Exhibit, 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 a portion of the same property conveyed to Hamidreza Parsa, a married man and Javad Salimi, a married man, as joint tenants with rights of survivorship by Warranty Deed from Billie Layne Kee Crouch of record in Instrument No. 20170825-0087483, Register's Office for Davidson County, Tennessee, dated August 23, 2017 and recorded on August 25, 2017.

This Instrument executed on behalf of Javad Salimi ("Principal") by Christopher M. Corriveau pursuant to the Power of Attorney of record in Instrument Number 20170824-0087274, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This Instrument executed on behalf of Hamidreza Parsa ("Principal") by Christopher M. Corriveau pursuant to the Power of Attorney of record in Instrument Number 20150202-0009697, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

**This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **2104 B Burns Street, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 18th day of April, 2019.

GRANTOR:

Javad Salimi, by C.M. Corr, his Attny-in-Fact

Javad Salimi by Christopher M. Corriveau, his Attorney-In-Fact

Hamidreza Parsa, by C.M. Corr, his Attny-in-Fact

Hamidreza Parsa by Christopher M. Corriveau, his Attorney-In-Fact

**State of Tennessee**
**County of Davidson**

On this the 18th day of April, 2019, before me personally appeared Christopher M. Corriveau, to me known (or proved to me on the basis of satisfactory evidence) to be such person who executed the foregoing instrument on behalf of Javad Salimi and Hamidreza Parsa, and who acknowledged that such person executed the same as the free act and deed of the said Hamidreza Parsa and by virtue of that Power of Attorney, duly executed by the said Hamidreza Parsa and and appearing of record in Instrument numbers 20170824-0087274 and 20150202-0009697 of the Register's Office of Davidson County, Tennessee.

Rozalind Ruth

Notary Public
My Commission Expires: 1/3/2023

