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

File Number: 1-19-4151

Karen Johnson Davidson County
Batch# 234250 DEEDWARR
05/23/2019 03:30:25 PM 2 pgs
Fees: $13.00 Taxes: $1,474.45
20190523-0049131

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $398,500.00

Affiant

Subscribed and sworn to before me, this the 22nd day of May, 2019

Notary Public
My Commission Expires: _____

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thomas Birmingham, Jr. 1907 A Cahal Ave. Nashville, TN 37206	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	072151F00100CO

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 **Thomas J. Birmingham, Jr. an unmarried man**, 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:

Being a certain private element unit situated in Davidson County, Tennessee, being Unit A, together with the appurtenant common elements, of 1907 Cahal Avenue Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 1907 Cahal Avenue Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20171229-0132249, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on the site plan of Horizontal Property Regime, 1907 Cahal Avenue, Portion of Lots 37 & 38, Burns Subd. of Maxey's Addition to Brownsville, attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1907 Cahal Avenue Townhomes provided in said Declaration, together with the By-Laws appended thereto and as recorded, the site plan attached as exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being a portion of the 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, dated August 23, 2017, recorded August 25, 2017, of record in Instrument No. 20170825-0087483, Register's Office for Davidson County, Tennessee.

**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 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 is improved property located at: **1907A Cahal Avenue, Nashville, TN 37206.**

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 22nd day of May, 2019.

GRANTOR:

Javad Salimi by C. M. C., his Attorney-in-fact

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

Hamidreza Parsa by C. M. C., his Attorney-in-fact

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

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 22th day of May, 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.

WITNESS my hand and seal at office this 22th day of May, 2019.

Rozalind Ruth

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

1/3/2023

EXHIBIT "A"
TO Warranty Deed
From: Javad Salimi and Hamidreza Parsa
To: Thomas Birmingham

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

T. M. C.
Affiant

WITNESS my hand and seal at office this 22nd day of May, 2019.

Rozalind Ruth
Notary Public
My Commission Expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY