This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19-5576

Karen Johnson Davidson County
Batch# 324694 DEEDWARR
12/04/2019 10:42:30 AM 5 pgs
Fees: $28.00 Taxes: $166.50
20191204-0124951

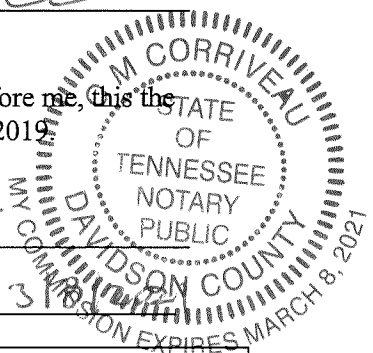
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $45,000.00

Affiant

Subscribed and sworn to before me, this the 3rd day of December, 2019.

Notary Public
My Commission Expires: 3/8/2021



Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mehrdad Rabiei 2503 Dickerson Pike Nashville, TN 37207	New Owner	147-07-0-103.00

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, **Jennie P. Holt**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Mehrdad Rabiei**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at a point on the east margin of the Hamilton Road, the southwest corner of the cash lot; running thence easterly along the south margin of said cash lot 190 feet to a point; then at right angles in a southwesterly direction 60 feet to a point; thence westerly in a line parallel with said cash's south line 190 feet to a point on the easterly margin of Hamilton Road; thence northerly along said margin of Hamilton Road 60 feet to the point of beginning.

Being the same property conveyed to Harvey E. Curtis and wife, Annie Laura Curtis, by Installment Deed, from Effie K. Walton and husband E. B. Walton, of record in Book 975, Page 235, in the Register's Office of Davidson County, Tennessee, dated October 5, 1935 and recorded on October 9, 1935.

Being the same property granted to Jennie P. Holt by Final Judgment Order in Holt v. 0 Bass Avenue, Nashville, TN 37211; Sonya Edwards, Maurice Petway, Doris Peaks Petway; and All Other Unknown Claimants, Case No.: 18-1141-1, in the Chancery Court for Davidson County, Tennessee, ordered adjudged, and decreed, on July 17, 2019 and recorded at Instrument Number 20190719-0070993, on July 19, 2019.

This Instrument executed on behalf of Jennie P. Holt ("Principal") by pursuant to the Power of Attorney of record in Instrument No. 20071121-0136200, 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 unimproved property located at: **0 Bass Avenue, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. The 2019 property taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his prorated share thereof to the Grantor 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.

[THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 03 day of December, 2019.

GRANTOR:

Jennie P. Holt, by Kathy Holt Register, her Attorney-In-Fact

Jennie P. Holt, by Kathy Holt Register,
her Attorney-in-Fact

STATE OF Georgia

COUNTY OF Dekalb

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kathy Holt Register, the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Jennie P. Holt ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 03 day of December, 2019.

MARIE O. NEESE NOTARY PUBLIC EXPIRES GEORGIA April 22, 2023 DEKALB COUNTY

Marie O. Neese

Notary Public
My Commission expires: 4.22.2023

EXHIBIT "A"
TO Warranty Deed
From: Jennie P. Holt
To: Mehrdad Rabiei

STATE OF Georgia

COUNTY OF DeKalb

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.

Jennie P. Holt, by Kathy Holt Rigsby, her Attorney-In-Fact
Affiant

WITNESS my hand and seal at office this 03 day of December, 2019.

Marie O. Neese
Notary Public
My Commission Expires: 4.22.2023



True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

