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

File Number: 1-19-5247

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $700,000.00

Affiant

Karen Johnson Davidson County
Batch# 330531 DEEDWARR
12/16/2019 02:49:02 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20191216-0129597

Subscribed and sworn to before me, this the 13th day of December, 2019

Notary Public
My Commission Expires: 09-25-2022

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mariann and Steven Tjugum 1416 15Th Ave. S. Nashville, TN 37212	New Owner	105-05-3H-002.00-CO

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 Ramezanifar, married****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Steven Tjugum and Mariann Tjugum, 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 B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for The Homes at 1416 15th Avenue South, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190327 0027398 and being shown on Plat attached thereto as Exhibit "B", 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 Javad Ramezanifar, married by Warranty deed from Legacy Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181002-0097844 Register's Office for Davidson County, Tennessee, dated September 28, 2018 and recorded on October 02, 2018 and Scrivener's Affidavit recorded on December 18, 2018 in Instrument No. 20181218-0122704.

**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: **1416 15th Avenue South, Nashville, TN 37212.**

This conveyance is made subject to 1) Property taxes for the year 2019, and thereafter, a lien due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Buyer paying their prorated share thereof to the Seller 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 13th day of December, 2019.

GRANTOR:

Javad Ramezanifar by I. m. Lm, Attorney in Fact
Javad Ramezanifar by Christopher M. Corriveau, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared* 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 Javad Ramezanifar ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal. WITNESS my hand and seal at office this 13th day of December, 2019.

*Christopher M. Corriveau

Notary Public
My Commission expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
TO Warranty Deed
From: Javad Ramezanifar
To: Mariann Tjugum and Steven Tjugum

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.

I. m. Lm
Affiant

WITNESS my hand and seal at office this 13th day of December, 2019.

Notary Public
My Commission Expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY