Return To:
Inspire Closing Services, LLC
420 Rouser Road, Suite 500
Moon Township, PA 15108
(877) 901-1629 367159

Karen Johnson Davidson County
Batch# 412309 DEEDQC
06/09/2020 11:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200609-0058945

Grantee Address
Cory Powers
1907b Cahal Ave
Nashville, TN 37206

Mail Tax Statements to:
Cory Powers
1907b Cahal Ave
Nashville, TN 37206

prepared by:
Karl Yoder
420 Rouser Rd.
moon PA 15108

QUITCLAIM DEED

THIS INDENTURE, Made this 19 day of March, 2020, by and between Cory Powers who erroneously acquried title as Cary Powers, an unmarried man of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Cory Powers, an unmarried man of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 1907B CAHAL AVE, NASHVILLE TN, 37206).

BEING the same premises which Javad Salimi, a married man and Hamideza Parsa, a married man in deed dated 4/30/2019 and recorded 5/2/2019 in the DAVIDSON County Recorder's Office in Deed Book Volume 20190502-0040883, page , granted and conveyed to Cary Powers, an unmarried man.

WITNESSETH, that the said party/parties of the first part, in consideration of the sum of One and No/100 DOLLARS, paid by the said party/parties of the second part, (the receipt of which is hereby acknowledged), do by these presents, REMISE, RELEASE, and FOREVER QUIT-CLAIM unto the said party/parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of DAVIDSON and State of Tennessee, to-wit:

See Exhibit A attached hereto and made a part hereof

THIS CONVEYANCE is subject to any and all restrictions, easements, setback lines, right-of-ways, conditions plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

All of the estate, right, title and interest of the parties of the first part therein, with the hereditaments and appurtenances thereto pertaining, hereby releasing all claims whatsoever to the said party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, The said party/parties of the first part have/has hereunto set hand and seal the day and year above written.

Cory Powers

State of TN

County of Davidson (SS)

On this 19 day of march in the year 2020 before me, the undersigned notary public, personally appeared Cory Powers known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Ella K. Butler
Notary Public

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is $ 0.

Affiant

Subscribed and sworn to before me this 19 day of march, 2020

Ella K Butler
Notary Public
My Commission Expires: 09/07/2020

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

File No: 367159

TAXPAYER/OWNER: Cory Powers
ADDRESS: 1907B CAHAL AVE, NASHVILLE TN, 37206

202006090058945

Exhibit A

File No.: 367159

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

Being a certain private element unit situated in Davidson County, Tennessee, being Unit B, together with the appurtenant common elements, of 1907 Cahal Avenue Town homes, 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 and 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 the same property as conveyed from Javad Salimi, a married man and Hamideza Parsa, a married man to Cory Powers, an unmarried man as set forth in Deed Instrument #201905020040883 dated 04/30/2019, recorded 05/02/2019, DAVIDSON County, TENNESSEE.

Tax ID: 072 15 1F 002.00

True Copy Certification

I, Connie Grimes, 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.

Connie Grimes
Signature

State of Pennsylvania

County of Beaver

Personally appeared before me, Norma Ortega, a notary public for this county and state, Connie Grimes who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Norma Ortega
Notary's Signature

My Commission Expires: 09/14/2020
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NORMA ORTEGA
Notary Public
HOPEWELL TWP. BEAVER COUNTY
My Commission Expires Sep 14, 2020