This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-8086

Karen Johnson Davidson County
Batch# 500350 DEEDWARR
10/22/2020 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,690.90
20201022-0122966

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $457,000.00.

Madeline Hoty
Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 19th day of October, 2020.

Rachel Marie Collins
Notary Public
My Commission Expires: 3-6-2024

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Vinit Rai<br>906 Coffee Street<br>Nashville, TN 37208 | Movement Mortgage, LLC<br>8024 Calvin Hall Road<br>Indian Land, SC 29707 | 081-07-4-B00-20-0CO |

# 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 consideration, the receipt of which is hereby acknowledged, I/we, **Abbas Heidari**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Vinit Rai, a 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 B, together with the appurtenant common elements of 1900 10th 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 1900 10th Avenue, a horizontal property regime with private elements, of record in Instrument No. 20160621-0063048; as amended in Instrument No. 20170418-0037990; Instrument No. 20180605-0053982; and in Instrument No. 20191120-0119946, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on the site plan attached as Exhibit to said Declaration, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1900 10th Avenue Townhomes provided in said Declaration, as amended, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, as amended, 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 conveyed to Abbas Heidari by Warranty Deed from Nicholas J. Keck, dated November 19, 2019, recorded November 20, 2019, of record in Instrument No. 20191120-0120109, Register's Office for Davidson County, Tennessee; and further, being a portion of the property conveyed to Nicholas J. Keck, a single person by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated April 13, 2015, recorded June 15, 2015, of record in Instrument No. 20150615-0056155, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This Instrument executed on behalf of Abbas Heidari ("Principal") by Ali Shahosseini pursuant to the Power of Attorney of record in Instrument Number _____202010220122965_____, Register's Office for Davidson County, Tennessee.

This is improved property located at: **906 Coffee Street, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. The 2020 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 19th day of October, 2020.

GRANTOR:

Abbas Heidari by Ali Shahosseini Attorney in Fact

Abbas Heidari by Ali Shahosseini

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ali Shahosseini 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 Abbas Heidari ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 19th day of October, 2020.

I. M. Lm

Notary Public
My Commission expires: 3/8/2021



# 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.

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.

Notary Signature

My Commission Expires: 3-6-2024

