Karen Johnson Davidson County
Batch# 535814 DEEDWARR
12/16/2020 11:44:34 AM 2 pgs
Fees: $13.00 Taxes: $5,246.60
20201216-0148585

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-9876-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,418,000.00.

Affiant

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Subscribed and sworn to before me, this the 4th day of December, 2020.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Aaron Harstine 3310 Hobbs Rd. Nashville, TN 37215	New owner	131-01-1C-001.00-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 consideration, the receipt of which is hereby acknowledged, I/we, **Mohammad Oftadeh, a married man****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Aaron Joseph Harstine, a signle mand and Gerlad Elmer Harstine, a single man, as joint tenants with right of survivirship**, 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(s) situated in Davidson County, Tennessee, being Unit A together with the appurtenant common elements, of 3308 Hobbs Road 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 3308 Hobbs Road Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20180510-0045083, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Units being depicted on the site plan of Horizontal Property Regime of 3308 Hobbs Road, attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit(s), property, co-owners and tenants of 3308 Hobbs Road Townhomes provided in said Declaration, together with the By-Laws appended thereto, 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(s).

Being a portion of the same property conveyed to Mohammad T. Oftadeh, married by Warranty Deed from John B. Link, III and wife, Carol E. Link, of record in Instrument No. 20180406-0032673, Register's Office for Davidson County, Tennessee, dated April 03, 2018 and recorded on April 06, 2018

** 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. 26-2-307 or other similar statute.

This Instrument executed on behalf of Mohammad Oftadeh ("Principal") by pursuant to the Power of Attorney of record in Instrument Number 20201113-0134511, 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: **3310 Hobbs Road, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2020 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 4th day of December, 2020.

GRANTOR:

Mohammad Oftadeh by / m. mm Attorney-in-fact
Mohammad Oftadeh by Christopher M. Corriveau as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher M. Corriveau 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 Mohammad Oftedah ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 4th day of December, 2020.

Notary Public
My Commission expires: 1/3/2023

EXHIBIT "A"
TO Warranty Deed
From: Mohammad Oftadeh
To: Aaron Harstine

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

Affiant

WITNESS my hand and seal at office this 4th day of December, 2020.

Notary Public
My Commission Expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY