Karen Johnson Davidson County
Batch# 653417 DEEDWARR
06/10/2021 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20210610-0078052

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11158-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $725,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of June, 2021.

Notary Public
My Commission Expires: 1/3/2022

ROZALIND RUTH DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James S. Higgins and Richard D. Piliponis 1228 17th Ave. South Nashville, TN 37212	New Owner	105-03-0-275-00

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 consideration, the receipt of which is hereby acknowledged, I/we, **Hamidreza Parsa, a married man and Javad Salimi, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **James S. Higgins and Richard D. Piliponis**, 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 part of Lot No. 30 on the Plan of John Nelson's Addition as of record in Book 2, Page 182, Register's Office for said County, and part of Lot No. 10 on the Plat of James W. Hamilton's Subdivision of Lot Nos. 31, 32, etc., in said Nelson's Addition as of record in Plan Book 1, Page 101, Chancery Court at Nashville, described as follows:

Beginning at the northwest corner of Second Avenue South, formerly Market Street and Hart Street, formerly Tutwiler Avenue; thence with the westerly margin of Second Avenue South, Northwardly 96 feet, more or less, to the southeast corner of the property conveyed to Clarence Taylor and wife, by deed from J.U.G. Rich and wife, of record in 742, Page 277, said Register's Office; thence with said Taylor's Southerly line, westwardly 127 feet more or less, to the easterly margin of an alley; thence with said alley, southwardly 12 feet, more or less, to the northerly margin of Hart Street; thence with said street, eastwardly 15 feet, more or less, to the beginning.

Being the same property conveyed to Javad Salimi and Hamidreza Parsa by Quitclaim deed from Built Construction, Inc., a Tennessee corporation, and Hamidreza Parsa of record in Instrument No. 20170201-0010880 Register's Office for Davidson County, Tennessee, dated February 1, 2017 and recorded on February 1, 2017. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1267 2Nd Avenue South Nashville, Tennessee 372104142.

Being the same property conveyed to Best Built Construction, Inc and Hamidreza Parsa by Warranty deed from Rayburn McGowan, Jr. and Gregory E. Wood of record in Instrument No. 20160428-0041715 Register's Office for Davidson County, Tennessee, dated April 22, 2016 and recorded on April 28, 2016. (Value of consideration shown in aforementioned deed $370,000.00.) Being also known as 1267 2Nd Avenue South Nashville, Tennessee 372104142.

This Instrument executed on behalf of Hamidreza Parsa and Javad Salimi ("Principal") by Christopher M. Corriveau pursuant to the Power of Attorney of record in Instrument Number 20150202-0009697 and 20170824-0087274, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1267 2nd Avenue South, Nashville, TN 37210**

This conveyance is made subject to 1) Property taxes for the year 2021 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 7th day of June, 2021.

STATE OF TENNESSEE NOTARY PUBLIC

GRANTOR:

Hamidreza Parsa by C. M. Corriveau, his Attorney in fact

Hamidreza Parsa by Christopher M. Corriveau, his Attorney-In-Fact

Javad Salimi by C. M. Corriveau, his Attorney-in-fact

Javad Salimi by Christopher M. Corriveau, his 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 Hamidreza Parsa and Javad Salimi ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WITNESS my hand and seal at office this 7th day of June, 2021.

Rozalind Ruth

Notary Public
My Commission expires: 1/3/2023

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.

C. M. Corriveau

Affiant

WITNESS my hand and seal at office this 7th day of June, 2021.

Rozalind Ruth

Notary Public
My Commission Expires: 1/3/2023

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

202106100078052

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: 3-6-2024

