Karen Johnson Davidson County
Batch# 727952 DEEDWARR
09/30/2021 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20210930-0131612

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13027-RR

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $580,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2021.

Notary Public
My Commission Expires: 6/14/25

MARK S. WARNER III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
1105 Wade Ave, LLC 925 11th Ave N Nashville, TN 37208	New Owner	105-09-0-137.00

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, **Javad Salimi, a married man** and Hamidreza Parsa, a married man****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **1105 Wade Ave, LLC, a California Limited Liability Company**, 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 Lot No. 23 on the Map of the Bransford Realty Company's Subdivision of the north part of A.B. Hill's Subdivision of the Plant Lands, as of record in Book 421, page 77, Register's Office for Davidson County, Tennessee.

Said Lot 23 fronts 40 feet on the Southerly side of Wade Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Best Built Construction Inc., a Tennessee corporation by Warranty deed from Frank Maxwell, III and Martha Frances Maxwell, husband and wife of record in Instrument No. 20160928-0102267 Register's Office for Davidson County, Tennessee, dated September 26, 2016 and recorded on September 28, 2016.)

Being the same property conveyed to Javad Salimi by Quitclaim deed from Best Built Construction, Inc., a Tennessee corporation of record in Instrument No. 20170201-0010902 Register's Office for Davidson County, Tennessee, dated February 01, 2017 and recorded on February 01, 2017.

Being the same property conveyed to Javad Salimi, as to a fifty (50%) percent interest and Hamidreza Parsa, as to a fifty (50%) percent interest, as tenants in common by Quitclaim deed from Javad Salimi of record in Instrument No. 20180404-0031585 Register's Office for Davidson County, Tennessee, dated April 03, 2018 and recorded on April 04, 2018.

This Instrument executed on behalf of Javad Salimi and Hamidreza Parsa ("Principal") by Christopher M. Corriveau pursuant to the Power of Attorney of record in Instrument Number 20170824-0087274 and 20150202-0009697, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached to this instrument and incorporated herein by reference.

** 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 is improved property located at: **1105 Wade Avenue, Nashville, TN 37203**

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 31st day of August, 2021.

GRANTOR:

Javad Salimi by Christopher M. Corriveau, his Attorney-In-Fact

Javad Salimi by Christopher M. Corriveau, his Attorney-In-Fact

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

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

WITNESS my hand and seal at office this 31st day of August, 2021.

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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.

Affiant

WITNESS my hand and seal at office this 31st day of August, 2021.

Notary Public
My Commission Expires: 1/3/2023

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 8/31/21.

Affiant Signature

9/2/21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 2nd day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY