This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-15271-KV

Karen Johnson Davidson County
Batch# 793846 **DEEDWARR**
01/21/2022 11:38:25 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50

20220121-0008108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of January, 2022.

Notary Public
My Commission Expires: _____

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rebaz Barzani 1350 Rosa L Parks Blvd. #314 Nashville, TN 37208	~~New Owner~~ Cross Country Mortgage LLC 6850 Miller Road Brecksville OH 44141	81-12-B-485.00

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, **Mana Shahgoli, an unmarried person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Rebaz Barzani, 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 condominium apartment located in Davidson County, Tennessee. being Unit No. 314 together with the appurtenant common elements of Werthan Lofts IV &V Condominiums, as created under Title 66. Section 27- I OJ, et seq.. as amended, Tennessee Code Annotated and as established by the Master Deed for Werthan Lofts IV & V Condominiums, of record in Instrument No. 20070117-0006776, as amended in Instrument No. 2007 1220-01 46056, corrected in Instrument No. 20080118-0006036 and further amended in Instrument No. 200802 I 1-00 I 3846, corrected in Instrument No. 20090421-0036270, and further, amended in Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20130222-0018099, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210. and in Instrument No. 20150225-001 6078. Register's Office for Davidson County, Tennessee; and subject to the provisions and requirements thereof; and the By-Laws for the administration thereof; and an undivided percentage interest in the common areas/elements appurtenant to said unit: and all easements, rights and interest in favor of other unit owners; and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof. Reference is hereby made to the Plan of Werthan Lofts Phase IV & V Condominiums, appearing as Exhibit to said Master Deed. as amended, for a more complete and detailed description of said Unit.

Being the same property conveyed to Mana Shahgoli, an unmarried person by Warranty Deed from Webert Ferreira, unmarried, dated December 11, 2009, recorded December 22, 2009, of record in Instrument No. 20091222-0116377, Register's Office for Davidson County, Tennessee.

This Instrument executed on behalf of Mana Shahgoli ("Principal") by Chris Corriveau pursuant to the Power of Attorney of record in Instrument Number 20220121-0008107, 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: **1350 Rosa L Parks Boulevard, #314, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2022 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 6th day of January, 2022.

GRANTOR:

Mana Shahgoli by /s/h, Attorney in fact
Mana Shahgoli by Chris Corriveau, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and seal at office this 6th day of January, 2022.

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

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

EXHIBIT "A"
TO Warranty Deed
From: Mana Shahgoli
To: Rebaz Barzani

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.

Kirsten Vinci
Affiant

WITNESS my hand and seal at office this 6th day of January, 2022.

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

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM