THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220942557** Karen Johnson Davidson County Batch# 935675 **DEEDWARR** 10/31/2022 12:11:55 PM 2 pgs Fees: $13.00 Taxes: $5,920.00 20221031-0117368	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,600,000.00. Affiant Subscribed and sworn to before me, this 28th day of October, 2022. Notary Public My Commission Expires: RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

WARRANTY DEED

Address New Owner: Babak Mirzaie and Jane E. Mirzaie 901 Pasadena Drive Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132 09 0 075.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John A. Powelson and Julie A. Powelson, as authorized Trustees of the John A. and Julie A. Powelson Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Babak Mirzaie and Jane E. Mirzaie, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Lots 27-28-36-37-38-39-40-41-42-43 and Part of Lots 35 & 44 in Oak Hill Subdivision No. 1, of record in Plat Book 547, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to John A. Powelson and Julie A. Powelson, Trustees of the John A. and Julie A. Powelson Trust, by Quitclaim Deed from John A. Powelson and wife, Julie A. Powelson, of record in Instrument No. 20141107-0102977, in the Register's Office for Davidson County, Tennessee, dated October 22, 2014 and recorded on November 7, 2014.

Being the same property conveyed to John A. Powelson and wife, Julie A. Powelson, by Warranty Deed from Cori L. Nelsen, married, of record in Instrument No. 20141016-0095798, in the Register's Office for Davidson County, Tennessee, dated September 23, 2014 and recorded on October 16, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Lots 27-28-36-37-38-39-40-41-42-43 and Part of Lots 35 & 44 in Oak Hill Subdivision No. 1, as recorded in Plat Book 547, Page(s) 52 .
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6303, Page 825.

This is improved property located at 901 Pasadena Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 24 day of October, 2022.

John A. and Julie A. ~~Powelson~~ Trust

BY: _____
John A. Powelson, Trustee

BY: _____
Julie A. Powelson, Trustee

STATE OF ~~TENNESSEE~~ Indiana)
COUNTY OF ~~DAVIDSON~~ Marion)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John A. Powelson and Julie A. Powelson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees for the John A. and Julie A. Powelson Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24 day of October, 2022.

_____
Notary Public
My Commission Expires: 04/07/2029

NOTARY PUBLIC SEAL STATE OF INDIANA

Tonya L. Vondersaar
Notary Public - State of Indiana
County of Residence: Hendricks
Commission Number: NP0732900
My Commission Expires: 04-07-2029