This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22185-AP

Karen Johnson Davidson County
Batch# 1109367 DEEDWARR
03/08/2024 04:10:30 PM 2 pgs
Fees: $13.00 Taxes: $6,123.50
20240308-0016457

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,655,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of March, 2024.

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Travis Martin Allison Martin 268 38th Ave N Nashville, TN 37209	Capstar Bank 2002 Richard Jones Rd Ste 300A Nashville, TN 37215	104-01-0-32.00

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, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Travis Martin and Allison Martin, husband and wife**, 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. 71 on the Plan of Valley View Subdivision, Section Two of record in Plat Book 2330, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hamidreza Parsa, married, by deed from Luke Bransford Searcy, a single man, of record in Instrument No. 20220303-0024392, Register's Office for Davidson County, Tennessee, dated February 28, 2022 and recorded on March 3, 2022.

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

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **268 38th Avenue North, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2024 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 8th day of March, 2024.

GRANTOR:

Hamidreza Parsa by C. M. Corriveau as Attorney in Fact

Hamidreza Parsa 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 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 8th day of March, 2024.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2027

I Lisa Allard, 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 true and exact copy of the original document executed and authenticated according to law on March 8, 2024.

Lisa Allard March 8, 2024
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this March 8, 2024.

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 02-13-2028
Jim R. Vanderpool, Notary

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