Karen Johnson Davidson County
Batch# 239485 DEEDWARR
06/05/2019 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20190605-0053943

WARRANTY DEED

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/13/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-040608

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mojtaba Rabiei	Mojtaba Rabiei	
(NAME) 9400 Addie Glen Cir	(NAME) 9400 Addie Glen Cir	034-06-0-028.00
(ADDRESS) Brentwood TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($175,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ENVIROTEST CORP, A DELAWARE CORPORATION, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MOJTABA RABIEI, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land lying in the 10th Councilmanic District of Nashville, Davidson County, Tennessee and being more particularly described according to a survey made by L. Kevin Morehead, RLS No. 2315, dated December 13, 2006, as follows:

Beginning at an iron rod set at the intersection of the easterly right-of- way line of Myatt Drive, 85 feet in width, and the southerly property line of Rivergate Surgical Associates, as of record as Instrument Number 20040701-0078482, at the Register's Office for Davidson County, Tennessee; Thence leaving the easterly right-of-way line of Myatt Drive and the southerly property line of Rivergate Surgical Associates, North 55 deg. 22 min. 00 sec. East, passing an existing iron rod at 5.54 feet, for a total of 279.78 feet to an existing iron rod at a corner common with said Rivergate Surgical Associates; Thence with the westerly property line of Rivergate Surgical Associates, South 24 deg. 44 min. 30 sec. East, 227.68 feet to an existing iron rod in the northerly property line of the property of Margie H. Binkley, as of record as Instrument Number 20050627-0073457, at the Register's Office for Davidson County, Tennessee; Thence with the northerly property line of Margie H. Binkley, South 78 deg. 05 min. 30 sec. West, 258.90 feet to an iron rod set in the easterly right-of-way line of said Myatt Drive; Thence with the easterly right-of-way line of Myatt Drive, along a curve to the left, with an arc length of 124.33 feet, the radius of which is 1,472.40 feet, the central angle of which is 04 deg. 50 min. 17 sec., the chord of which is North 35 deg. 29 min. 44 sec. West, 124.29 feet to the Point of Beginning.

Containing 46,013 square feet (1.056 acres, more or less)

Being the same property conveyed to TriLen, LLC, a Florida limited liability company by Warranty deed from John T. McKnight of record in Instrument No. 20061221-0157176 Register's Office for Davidson County, Tennessee, dated December 20, 2006 and recorded on December 21, 2006. Trilen, LLC, a Florida corporation, merged with Envirotest Corp, a Delaware Corporation, pursuant to certificate of merger dated December 17, 2018, and filed with the Secretary of State of Delaware on December 21, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments,

covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 643 Myatt Drive, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the ~~3rd~~ 4th day of June, 2019

Envirotest Corp, a Delaware Corporation

BY: _____
Jeff Bagley
Treasurer ~~of Opus Inspection, Inc as the sole shareholder of Envirotest Corp~~

STATE OF Connecticut
COUNTY OF ~~DAVIDSON~~ Hartford

On this the ~~3rd~~ 4th day of June, 2019, before me personally appeared Jeff Bagley, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Treasurer ~~of Opus Inspection, Inc. who is the sole shareholder~~ of Envirotest Corp, the within named bargainor, a corporation, and that he/she as such Treasurer and sole shareholder executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the ~~3rd~~ 4th day of June, 2019.

_____
Notary Public

My Commission Expires: 4/30/2024

(SEAL)

THERESE M MALLETT
NOTARY PUBLIC
MY COMMISSION EXPIRES 6/30/2024
STATE OF CONNECTICUT

True Copy Certification

I, Tara Lashwood, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Tara Lashwood, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY