Karen Johnson Davidson County
Batch# 632919 DEEDWARRSP
05/11/2021 09:28:36 AM 5 pgs
Fees: $28.00 Taxes: $1,850.00
20210511-0063068

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRJR)
3102 West End Avenue, Suite 400
Nashville, TN 37203

ADDRESS NEW OWNER:	PARTY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NOS.:
Mojtaba Rabiei and Parvin Talakesh 9400 Addie Glen Circle Brentwood, TN 37027	New Owners at Same Address	Map 053-13-0 Parcels 003.00, 006.00, 007.00 and 164.00

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AFFIANT

Subscribed and sworn to before me this 9th day of April, 2021.

Notary Public

My Commission Expires:
6-17-2024

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MALINDA P. GRAY, a widow ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto MOJTABA RABIEI, an undivided sixty percent (60%) interest, and PARVIN TALAKESH, an undivided forty percent (40%) interest, as tenants in common with right of survivorship ("Grantees"), and Grantees' heirs and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A," attached hereto and incorporated herein by this reference (the "Property").

This is improved property located at 1325 Neely's Bend Road, Nashville, TN 37115; 809 Choctaw Trail, Nashville, TN 37115; and 0 Choctaw Trail, Nashville, TN 37115.

TO HAVE AND TO HOLD, the Property with the appurtenances, estate, title, and interest thereto belonging to Grantees, and Grantees' heirs and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of the Property in fee simple, has a good

right to convey the Property, and that the same is unencumbered except for those matters set forth in Exhibit "B," attached hereto and incorporated herein by this reference.

Grantor further covenants and binds Grantor and Grantor's heirs and assigns, to warrant and forever defend the title to the Property to Grantees, and to Grantees' heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 9th day of April, 2021.

GRANTOR:

X _____
MALINDA P. GRAY

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, Jan Minshall, a Notary Public in and for said State and County, the within named MALINDA P. GRAY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville Tennessee, this 9th day of April, 2021.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:
1-3-22

JAN MINSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022

EXHIBIT "A"
LEGAL DESCRIPTION

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Nawakwa Hills Annex, Section No. 2, a subdivision of part of the L.H. Gee Estate, not of record, described according to a survey made by Harvey Gee, Surveyor, April 3, 1948 as follows:

Beginning on the northerly margin of Choctaw Trail, at the corner of Lots Nos. 27 and 28; thence with the line between said two lots, northwardly 165.3 feet to the southerly line of the Ritchie property, begin 883.4 east of the easterly margin of Neely's Ben Road; thence North 69 degrees 53.5' East 150.2 feet to the corner of Lots Nos. 28 and 29; thence with the line between said two lots, southwardly 157.7 feet to the northerly margin of Choctaw Trail; thence with same, westerwardly 150 feet to the beginning.

Tract 2:

Land in Davidson County, Tennessee, being Lots Nos. 26 and 27 on the Plan of Nawakwa Hills Annex Section No. 2, a subdivision of part of the L.J. Gee Estate, not of record, described together according to a survey made by Harvey Gee, Surveyor, April 3, 1948, as follows:

Beginning on the northerly margin of Choctaw Trail, at the corner of Lots or Tracts Nos. 25 and 26; thence with the line between said two lots or tracts, northwardly 180.4 feet to the southerly line of the Ritchie property, being 583 feet East of the easterly margin of Neely's Bend Road; thence North 69 degrees 53.5 feet East 300.4 feet to the corner of Lots or Tracts Nos. 27 and 28; thence with the line between said two lots or tracts southwardly 165.3 feet to the northerly margin of Choctaw Trail; thence with same, westwardly 300 feet to the beginning.

Tract 3:

Land in Davidson County, Tennessee, being Lot No. 29 on a preliminary plat of Nawakwa Hills Annex, Section 2, subdivision of part of the L.J. Gee Estate, according to a survey and plat made by Harvey Gee, a surveyor of Nashville, Tennessee, April 3, 1948, and filed with the Davidson County Planning Commission January 15, 1949, and designated by said Planning Commission as Subdivision No. 49-4, to which plat reference is here made.

Said Lot No. 29 fronts 150 feet on the Northerly margin of Choctaw Trail and runs back between lines, 150.2 feet on the East line and 157.7 feet on the West line to a dead line in the rear on which it measures 150.2 feet.

Tract 4:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Nawakwa Hills Annex Section No. 2, a subdivision of part of the L.J. Gee Estate, not of record, described according to a survey made by Harvey Gee, Surveyor, April 3, 1948, as follows:

Beginning on the Northerly margin of Choctaw Trail at the corner of lots Nos. 29 and 30; thence with the line between said two lots, northwardly 1502. Feet to the southerly line of the Ritchie property, begin 1183.8 feet east of the easterly margin of Neely's Ben Road; thence North 69 degrees 53.5 minutes East 198.2 feet to the western margin of a proposed street; thence with same southwardly 115 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, southwestwardly 39.84 feet to the Northerly margin of Choctaw Trail; thence with same, westwardly 173.34 feet to the beginning.

Tract 5:

Land in Davidson County, Tennessee, being Lot No. 25 on the unrecorded Map of Nawakwa Mills Annex, Section No. 2, and described according to plan made by Harvey Gee, Surveyor, April 3, 1948, as follows: Beginning at a point at an iron pin on the easterly margin of Neely's Bend Road, at the beginning of a curve at the intersection of said Road and Choctaw Trail; thence with the margin of said Neely's Ben Road northwardly 191.4 feet to a point; thence North 70 degrees 08.5 minutes East 583 feet to the corner of Lot 26; thence with the line between said lots southwardly 180.4 feet to the northerly margin of Choctaw Trail; thence with the margin of said trail westwardly 578 feet to the beginning of a curve; thence along said curve, northwestwardly 42.07 feet to the beginning.

Being the same property conveyed to James A. Gray, Sr. and Robert D. Poole by Warranty Deed from James G. Irving and Victoria L. Bennett-Irving, husband and wife, dated November 18, 1996 of record in Book 10270, page 81, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Malinda P. Gray by Quitclaim Deed from James A. Gray, Sr. and Robert D. Poole dated December 10, 2020 of record as Instrument No. 20210105-0001140, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
TITLE EXCEPTIONS

1. Metropolitan Nashville and Davidson County, Tennessee, ad valorem real property taxes for 2021, a lien but not presently due and payable.

2. All matters shown on survey made by Harvey Gee, a surveyor of Nashville, Tennessee, April 3, 1948, and filed with the Davidson County Planning Commission January 15, 1949, and designated by said Planning Commission as Subdivision No. 49-4.

3. Easement of record in Book 1913, page 17, Register's Office for Davidson County, Tennessee.

4. Restrictions, dedications, conditions, reservations, easements and other matters, if any, appearing of record as they apply to the Nawakwa Hills Annex, Section 2 subdivision.