Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

Karen Johnson Davidson County
Batch# 709683 DEEDWARR
09/03/2021 09:19:59 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20210903-0118700

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $390,000.00

Affiant

Subscribed and sworn to before me, this 2 day of Sept 2021.

Notary Public
My commission expires: 6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Mojtaba Rabiei 9400 Addie Glenn Circle Brentwood, TN 37027	New Owner	045-05-0-035.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jacquelyn Sue Travaglini,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Mojtaba Rabiei,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Madison Annex Subdivision, a part of the W. L. Scott Lands of record in Book 843, page 32, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 100 feet on the westerly side of the Gallatin Road, and runs back between lines, 337 feet on the northerly line and 352.5 feet on the southerly line to the easterly of the right-of-way of the L & N Railroad, on which it measures 101 feet.

Included in the above description, but expressly excluded therefrom is that portion of the premises conveyed to Davidson County of the purpose of widening Gallatin Road, as of record in Book 2494, page 65, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jacquelyn Sue Travaglini by Quitclaim Deed from Tate Andrew Travaglini, Thomas Anthony Travaglini, II, and Trett Alexander Travaglini dated March 20, 2021 of record as Instrument No. 20210329-0041047, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 719 Gallatin Pike North, Nashville, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 2nd day of September, 2021.

Jacquelyn Sue Travaglini

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jacquelyn Sue Travaglini,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 2nd day of September, 2021.

Notary Public

My Commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2021087180