Karen Johnson Davidson County
Batch# 777477 DEEDWARR
12/21/2021 02:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211221-0168656

THIS INSTRUMENT PREPARED BY:
Jonathan R. Burns, Esq.
SPENCER FANE BONE MCALLESTER
511 Union Street, Suite 1000
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
MPTR Tennessee Community Property Trust 9400 Addie Glenn Circle Brentwood, TN 37027	Same	43-9-83

KNOW ALL MEN BY THESE PRESENTS that I, **MOJTABA RABIEI**, hereinafter "Grantor", hereby transfers and conveys unto the **TRUSTEES OF THE MPTR TENNESSEE COMMUNITY PROPERTY TRUST AGREEMENT u/t/a dated December 7, 2021**, hereinafter "Grantee", its successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

Being Lot Nos. 1, 2, and 3 of Block "D" on the Plan of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for said County.

Said Lot Nos. 1, 2, and 3 fronts 55 feet each on the easterly side of Gallatin Pike and run back between parallel lines 165 feet to a dead line, said Lot No. 3 running back with the northerly margin of Cumberland Avenue.

This is improved property 604 Gallatin Road, Madison, Nashville, TN 37115.

Being the same property conveyed to Mojtaba Rabiei from Gary D. Boyn, Trustee of the Bankruptcy Estate of Bobby Terrell Wilson and Patricia Ann Wilson, pending in the United States Bankruptcy Court for the Northern District of Indiana, South Bend Division, as Case No. 10-32631 by Trustee Quitclaim Deed of record in Instrument No. 20130125-0008281, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following: Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 332, page 74 (part of), Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for the lien for real property taxes for the current year and subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds himself, his heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective this _____ day of 12-07, 2021.

GRANTOR:

MOJTABA RABIEI

STATE OF TENNESSEE)
COUNTY OF DECEMBER)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared MOJTABA RABIEI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of DECEMBER, 2021.

Notary Public

My Commission Expires: 5/5/2023

JONATHAN R. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(A)(3)(F). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(A)(5).

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Abena Tawiah, Esq., 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 December 7, 2021 (date of document).

Affiant Signature

December 13, 2021
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 13th day of December, 2021.

Melissa A. Nesbitt
Notary's Signature

My Commission Expires: 5-5-2025

