Karen Johnson Davidson County
Batch# 777478 DEEDWARR
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Fees: $17.00 Taxes: $0.00
20211221-0168657

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	43-9-14

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 "Grantees", their successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the map of the Division of the Gee Lands as of record in Book 332, page 74, Register's Office for said County, being Lot No. I 1 on the unrecorded map of the said subdivision of the east part of Lot No. I of the Gee Lands described according to a survey made by Harvey Gee, May 20, 1948 as follows:

Beginning on the westerly margin of Gallatin Road at the common corner of Lots No. 11 and 12, being 179.59 feet south of the southerly margin of Williams Avenue; thence with the line between Lots 11 and 12 westwardly 175 feet to the easterly margin of an alley; thence with the easterly margin of said alley, southwardly 50 feet to the corner of Lots Nos. 10 and 11; thence with the line between said lots, eastwardly 175 feet to the westerly margin of Gallatin Road; thence with the westerly margin of said road, northwardly 50 feet to the point of beginning.

This is improved property 409 Gallatin Pike North, Madison, Nashville, TN 37115.

Being the same property conveyed to Mojtaba Rabiei from Lonnie Richard Smith and Linda Sue Smith by Warranty Deed of record in Instrument No. 20170601-0054420, 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 Davidson)

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

JONATHAN R. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 5/5/2023

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

