Karen Johnson Davidson County
Batch# 777480 DEEDWARR
12/21/2021 02:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211221-0168660

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	133-10-45

KNOW ALL MEN BY THESE PRESENTS that we, **MOJTABA RABIEI** and **wife, PARVIN TALAKESH**, hereinafter "Grantors", hereby transfer and convey 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 Lot 1 on the plat of Allied Industrial Park Section 19 Revised recorded in Book 5190, page 593, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made recorded for a more complete legal description.
>
> Being the same property conveyed to Mojtaba Rabiei and wife, Parvin Talakesh, from DBV Nashville, LLC, a Tennessee limited liability company by Special Warranty Deed of record in Instrument No. 20110421-0030713, Register's Office for Davidson County, Tennessee.
>
> This improved property is known as 3751 Nolensville Road, Nashville, Davidson County, TN.

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. Grantors covenant that they are 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.

Grantors further covenant and bind themselves, their 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 Grantors have caused this instrument to be dated and effective this _____ day of 12-07, 2021.

GRANTORS:

MOJTABA RABIEI

PARVIN TALAKESH

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 and PARVIN TALAKESH, husband and wife, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they 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: 5/9/2023

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 GRANTORS 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

