Karen Johnson Davidson County
Batch# 785633 DEEDWARR
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Fees: $27.00 Taxes: $0.00
20220105-0002360

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	Map 053-13-0 Parcels 003.00, 006.00, 007.00 and 164.00

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 in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property").

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.

EXHIBIT A

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 1 183.8 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;

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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 comer 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 Mojtaba Rabiei and Parvin Talakesh from Malinda P. Gray by Special Warranty Deed of record in Instrument No. 20210511-0063068, Register's Office for Davidson County, Tennessee.

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.

Subject to:

1. 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.

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

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

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

