Karen Johnson Davidson County
Batch# 785640 DEEDWARR
01/10/2022 08:17:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220110-0002371

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	034-06-0-028.00

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:

Being a tract of land lying in the 10th Councilman District of Nashville, Davidson County, Tennessee and being more particularly described according to a survey made by L. Kevin Morehead, RLS No. 2315, dated December 13. 2006 as follows:

Beginning at an iron rod set at the intersection of the easterly right-of-way line of Myatt Drive, 85 feet in width, and the southerly property line of Rivergate Surgical Associates, as of record as Instrument Number 20040701-0078482, at the Register's Office for Davidson County, Tennessee; Thence leaving the easterly right-of-way line of Myatt Drive and the southerly property line of Rivergate Surgical Associates, North 55 deg. 22 min. 00 sec. East, passing an existing iron rod at 5.54 feet, for a total of 279.78 feet to an existing iron rod at a corner common with said Rivergate Surgical Associates; Thence with the westerly property line of Rivergate Surgical Associates, South 24 deg. 44 min. 30 sec, East, 227.68 feet to an existing iron rod in the northerly property line of the property of Margie H. Binkley as of record as Instrument Number 20050627-0073457, at the Registers Office for Davidson County, Tennessee; Thence with the northerly property line of Margie H. Binkley, South 78 deg. 05 min. 30 sec. West, 258.90 feet to an iron rod set in the easterly right-of-way line of said Myatt Drive; Thence with the easterly right-of-way line of Myatt Drive, along a curve to the left. with an arc length of 124.33 feet, the radius of which is 1,472.40 feet, the central angle of which is 04 deg. 50 min. 17 sec., the chord of which is North 35 deg. 29 min. 44 sec. West, 124.29 feet to the Point of Beginning.

Containing 46,013 square feet (1.056 acres, more or less)

THIS CONVEYANCE IS MADE SUBJECT TO: further to all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record. (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

Being the same property conveyed to Mojtaba Rabiei from Envirotest Corp., a Delaware corporation by Warranty Deed of record in Instrument No. 20190605-0053943, Register's Office for Davidson County, Tennessee.

This improved property is known as 643 Myatt Drive, Madison, TN 37115

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

