Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this 5th day of January, 2022

Notary Public
My commission expires: 6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Karen Johnson Davidson County
Batch# 786988 DEEDWARR
01/11/2022 10:06:05 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20220111-0003244

Address of New Owner:	Send Tax Bills to:	Tax Information
Nabil Yafai 533 Old Hickory Blvd Madison, TN 37115	NEW OWNER	043-14-0-004 & 005

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mojtaba Rabiei and Parvin Talakesh Trustees of the MPTR Tennessee Community Property Trust dated December 7, 2021,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Nabil Yafai and Mueen Alamri,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract #1:

Land in the Eleventh Civil District of Davidson County, Tennessee, and being the eastern half of Lot N. 10 of Opha R. Bixler Subdivision, not of record, described as follows: Said half of Lot No. 10 fronts 50 feet on the North side of Old Hickory Boulevard and runs back between parallel lines 200 feet to a dead line.

Tract #2:

Land in the Eleventh Civil District of Davidson County, Tennessee, and being Lot No. 11 of Opha R. Bixler Subdivision, not of record, described as follows:

Beginning on the northerly margin of the Old Hickory Boulevard at a point 120 feet west of the westerly margin of Hankins Street, the corner of Lots 11 and 12 of the Opha R. Bixler Subdivision, not of record, thence with the lien between said two lots, northwardly 200 feet to the common corner of Lots 11, 12, 22 and 23: thence with the rear line of Lot 11 westwardly 100 feet to a point; thence with the line of Lots 10 and 11 southwardly 200 feet to a point on the margin of Old Hickory Boulevard; thence with the margin of Old Hickory Boulevard eastwardly 1200 feet to the point of beginning.

Being the same property conveyed to the Trustees of the MPTR Tennessee Community Property Trust Agreement u/t/a dated December 7, 2021 by Warranty Deed from Mojtaba Rabiei dated December 7, 2021 of record as Instrument No. 20211221-0168654, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 533 Old Hickory Blvd, Madison, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 5th day of January, 2022.

MPTR Tennessee Community Property Trust
Dated December7, 2021

By: _____
Mojtaba Rabiei
Its: Trustee

By: _____
Parvin Talakesh
Its: Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mojtaba Rabiei and Parvin Talakesh Trustees of the MPTR Tennessee Community Property Trust dated December 7, 2021,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained as Trustees.

Witness my hand and official seal at Franklin, Tennessee, this the 5th day of January, 2022.

_____
Notary Public

My Commission expires: 6.23.25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2021117251