# WARRANTY DEED

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ 1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2022.

Notary Public

MY COMMISSION EXPIRES: 6-23-25

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Mojtaba Rabei | OWNER | 053 13 0 008.00 |
| (NAME) | (NAME) | |
| 1327 Neelys Bend Rd. | ← Same | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Karen Johnson Davidson County
Batch# 844445 DEEDWARR
04/25/2022 09:45:45 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00
20220425-0047121

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Neil Chaffin and Sandra Chaffin, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Old Republic Exchange Co. as Qualified Intermediary for MPTR Tennessee Tennessee Community Property Trust dated December 7, 2021, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 11th, formerly the 19th Civil District of said County and State, described according to a survey made by Harvey Gee, April 3, 1948, as follows:

Beginning at a point 50 feet north of the northwest corner of a tract of land conveyed to Lester E. Baker and wife, of record in Book 1429, page 350, Register's Office for said County, being 350 feet north margin of Nawakwa Trail, said point being in the northerly margin of a proposed 50 foot public thoroughfare extending from Neely's Bend Road to be known as Tacoma Trail; thence northwardly 300 feet to a point in the southerly margin of a proposed 50 foot thoroughfare extending to Neely's Bend Road to be known as Choctaw Trail; thence with the southerly margin of proposed Choctaw Trail, westwardly 587.2 feet to the beginning of a curve; thence around said curve in a southwesterly direction 35.46 feet to a point in the east margin of Neely's Bend Road as surveyed to be widened; thence with the easterly margin of said road, southwardly 251.6 feet to the beginning of a curve; thence around said curve in a southeasterly direction 42.7 feet to the northerly margin of proposed Tacoma Trail; thence with the northerly margin of same, eastwardly 617.4 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED IS THE FOLLOWING:

Tower Site: Commencing at the tangent intersection of the easterly margin of Neely's Bend Road and the southerly margin of Choctaw Trail; Thence, with the southerly margin of Choctaw Trail, North 71 deg. 03' 28" West, 344.60 feet to a point; Thence, leaving the southerly margin of Choctaw Trail, South 18 deg. 56' 32" East, 109.74 feet to an iron pin at the northwest corner of Powertel's tower site leasehold area, being at the point of beginning of the following described tower site leasehold are: Thence, North 71 deg 03' 28" East, 60.00 feet to an iron pin; Thence, South 18 deg. 56' 32" East, 60.00 feet to an iron pin; Thence, South 17 deg. 03' 28" West, 60.00 feet to an iron pin; Thence, North 18 deg. 56' 32" West, 60.00 feet to the point of beginning, containing 3,600 square feet (0.083 acres)

Further, grantor retains the following described easement as access to the Tower Site: Being a thirty foot wide ingress/egress and public utility access easement from Chocktaw Trail to Powertel's tower site leasehold area, being described as follows: Commencing at the tangent intersection of the easterly margin of Neely's Bend Road and the southerly margin of Choctaw Trail; Thence, with the southerly margin of Choctaw Trail, North 71 deg. 03' 28" West, 514.86 feet to an iron pin at the northwest corner of Powertel's joint thirty foot wide ingress/egress and public utility easement said point being at the point of beginning of the following easement: Thence, continuing with the southerly margin of Choctaw Trail, North 71 deg. 03' 28" East, 30.00 feet to an iron pin; Thence, leaving the southerly margin of Choctaw Trail, South 18 deg. 56' 32" East, 149.74 feet to an iron pin in the northerly margin of Powertel's tower site leasehold area; Thence, with the northerly margin of Powertel's tower site leasehold area, South 71 deg. 03' 28" East, 30.00 feet to an iron pin; Thence, leaving the northerly margin of Powertel's tower site leasehold area, North 18 deg. 56' 32" West, 149.74 feet to the point of beginning, containing 4,492 square feet (0.103 acres).

Being part of the same property conveyed to Neil Chaffin and Sandra Chaffin, husband and wife, by deed from James G. Irving and Victoria L. Bennett-Irving, husband and wife, of record in Book 10265, Page 425, Register's Office, Davidson County, Tennessee.

This conveyance is subject to agreement with Metropolitan Government as to a septic system, of record in Book 5129, Page 158, said Register's Office.

This conveyance is subject to easement for right-of-way for roads and utilities as set out in Book 1913, pages 71 and 72, said Register's Office.

Subject to any and all easements and minimum building setback lines of record.

unimproved ☐

This is improved ☑ property, known as 1327 Neelys Bend Road, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this ~~8th~~ 11th day of April, 2022.

Neil Chaffin

Sandra Chaffin

STATE OF TENNESSEE

COUNTY OF Robertson

On this ~~8th~~ 11th day of April, 2022, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Neil Chaffin and Sandra Chaffin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that executed the same as free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
5-20-25

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Public