WARRANTY DEED

Register Return To:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067
22-L-100

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SUSAN HARVILLE TENNESSEE NOTARY PUBLIC My Comm Exp. June 26, 2022 COUNTY OF WILLIAMSON

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THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MV Holdings LLC, a Tennessee limited liability company	New Owner	
(NAME) 409 Logans Circle	(NAME)	10507050300 & 10507035800
(ADDRESS) Franklin, TN 37067	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SANAZ KIANI, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MV HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

Being Lot Nos. 8 & 9 on B. F. Brown's Plan of the Rains Spring Property, as of record in Book 57, Page 115, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the easterly side of Rains Avenue and extends back between lines, 70 feet on the southerly line and 55 feet on the northerly line with the southerly margin of an alley, to an alley in the rear, measuring 55 feet, more or less thereon.

Said Lot No. 9 fronts fifty (50) feet on the east side of Rains Avenue and runs back between lines 70 feet on the North and 85 feet on the South side to a 16 foot alley in the rear.

Being the same property conveyed to Sanaz Kiani by Warranty Deed from D & L Market, Inc, a Tennessee for-profit corporation, of record in Instrument No. 20140328-0025750, in the Register's Office for Davidson County, Tennessee, dated March 28, 2014, and recorded on March 28, 2014.

Being the same property conveyed to Sanaz Kiani by Consolidation Quitclaim Deed from Sanaz Kiani of record in Instrument No. 20210317-0035110, in the Register's Office for Davidson County, Tennessee, dated March 16, 2021, and recorded on March 17, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Karen Johnson Davidson County
Batch# 858469 DEEDWARR
05/19/2022 09:36:33 AM 2 pgs
Fees: $13.00 Taxes: $2,442.00
20220519-0057918

unimproved
This is improved x property, known as 104 & 106 Rains Avenue, Nashville, TN 37204
(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 my hand this 17th day of May, 2022.

SANAZ KIANI

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sanaz Kiani, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of May, 2022.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Notary Public