Karen Johnson
Batch # 1078941
12/06/2023 10:04:30 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20231206-0094214

Prepared by:
Cain & Associates, PLLC
206 Gothic Court, Ste 300
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $0

Affiant

Subscribed and sworn to before me, this 5 **day of** December **2023.**

Notary Public
My commission expires: 6-17-2024

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
MPTR Tennessee Community Property Trust 9400 Addie Glenn Circle Brentwood, TN 37027	New Owner	053-13-0-008.00

CORRECTIVE DEED

This deed is being recorded to correct an error in that certain Warranty Deed recorded April 25, 2022 as Instrument No. 20220425-0047121, of record in the Register's Office for Davidson County, Tennessee. Said Warranty Deed erroneously included Old Republic Exchange Company as 1031 Intermediary for MPTR Tennessee Community Property Trust dated December 7, 2021 as Grantee. The purpose of this deed is to correct that error by removing Old Republic Exchange Company from the deed.

For and in consideration of the sum of Zero dollars & no/100 ($0.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Old Republic Exchange Co. as Qualified Intermediary for MPTR Tennessee Community Property Trust dated December 7, 2021**, hereinafter referred to as Grantor, has bargained and sold, and does hereby convey, remise, release, and forever quitclaim unto **Mojtaba Rabiei and Parvin Talakesh, Trustees of the MPTR Tennessee Community Property Trust dated December 7, 2021,** their successors and/or assigns, the Grantor's entire right, title, and interest in and to the real property described as follows:

TRACT NO. ONE:

A tract of land In the 11th, formerly the 19th Civil District of Davidson County, Tennessee, being more particularly 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 kind conveyed to Lester E. Baker and wife, of record in Book 1429, page 350, Register's Office tor said County, being 350 feet north of the north margin of Nawakwa Trail, said point being in the northerly margin of a proposed 50-foot pubic 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 36.46 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.

TRACT NO. TWO:

Located and being in the Eleventh (11th) Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being Tract or Lot /23 on an unrecorded preliminary plat of Nawakwa Hills Annex, Section II a subdivision of part of the L.J. Gee Estate in the Eleventh (11th) Civil District of Davidson County, Tennessee. according to a survey and plat made by Harvey Gee, a surveyor, of Nashville, Tennessee, April 3rd, 1948, and filed with the Davidson County Planning Commission January 15th, 1949, and designated by said Planning Commission as Subdivision #49.4, to which plat reference is here made for a more complete description of said Tract or Lot #23, as if fully copied herein.

Said Tract of Lot #23, being more particularly described as follows:

Beginning on the southern margin of Choctaw Trail at the northeast corner of the property conveyed to Chas U. Coggin, Trustee, by deed from Homer B. Colin, et al of record in Book 1677, page 143, Register's Office for said County, being the corner of Lots #23 and #24; thence with the be between said two lots southwardly 150 feet to the northwest corner of Lot #14; thence with the line between said Lot #14 and 23, eastwardly 150 feet to the southwest corner of Lot #22 thence with the line between said Lots #22 and #23 northwardly 150 feet to the southerly margin of Choctaw Trail thence with same westwardly 150 feet to the beginning.

Being the same property conveyed to Old Republic Exchange Co. as Qualified Intermediary for MPTR Tennessee Community Property Trust dated Decembe 7, 2021 by Warranty Deed from NEIL CHAFFIN AND SANDRA CHAFFIN, HUSBAND AND WIFE, dated April 11, 2022 of record in Instrument No. 20220425-0047121, Register's Office for Davidson County, Tennessee.

This property is improved property known as: **1327 Neelys Bend Road, Madison, TN 37115.**

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances of record as may affect the property.

WITNESS my hand this 4th day of ~~November~~ December, 2023.

Old Republic Exchange Company
a California corporation

~~By:~~ _____
Its: Tina M. LePoer
Its: Vice President

COMMONWEALTH OF VIRGINIA
CITY OF ALEXANDRIA

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Tina M. LePoer, Vice President for Old Republic Exchange Company,** the within named bargainor, **a California corporation**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation as such **Vice President**.

Witness my hand, at office, this 4th day of December, 2023.

Notary Public

My commission expires: 06/30/27

NEYDA JANET BARAHONA
NOTARY PUBLIC
Commonwealth of Virginia
Registration No. 8049418
My Commission Expires June 30, 2027