FROM: Mojtaba Rabiei, married

TO : Mojtaba Rabiei and Parvin Talakesh, Trustees of the MPTR Tennessee Community Property Trust dated December 7th, 2021

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
MPTR Tennessee Community Property Trust 9400 Addie Glen Circle Brentwood, TN 37027	OWNER	04305017200 0430501700

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
1321 Murfreesboro Pike, Ste. 823

Nashville, TN 37217

Prepared from information furnished by the parties

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this the 28 day of May 2024

Notary Public
Commission Expires: _____

I, **Mojtaba Rabiei and Parvin Talakesh, husband and wife**, do hereby quitclaim to **Mojtaba Rabiei and Parvin Talakesh, Trustees of the MPTR Tennessee Community Property Trust dated December 7th, 2021**,Their Heirs and Assigns, all THEIR rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in Davidson County, Tennessee, described as follows to-wit:

Parcel 1

Being Lot No. 2 of Block B on the Map of Overlook Estates of record in Book 843, Page 105, Register's office for Davidson County, Tennessee.

Said Lot No. 2 fronts 54 feet on the Easterly side of Gallatin Road, and runs back between parallel lines, 150 feet to a dead line in the rear.

Parcel 2

Being Lot No. 3 of Block B on the Map of Overlook Estates of record in Book 843, Page 105, Register's office for Davidson County, Tennessee.

Said Lot No. 3 fronts 54 feet on the Easterly side of Gallatin Road, and runs back between parallel lines, 150 feet to a dead line in the rear.

Being the same property conveyed to Mojtaba Rabiei, married, by deed of record in Instrument No. 20240513-0034757, Register's office for Davidson County, Tennessee.

Parvin Talakesh joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This is improved property (X) known as 626-630 N. Gallatin Pike, Madison, TN 37115

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Witness our hand(s) this the 28 day of May, 2024.

Mojtaba Rabiei

Karen Johnson Davidson County
Batch # 1141355 DEEDQC
06/03/2024 08:17:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240603-0040719

Parvin Talakesh

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 Mojtaba Rabiei and Parvin Talakesh, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained. -

Witness my hand and official seal at Nashville, Tennessee, this the 28 day of, May, 2024.

Notary Public
Commission Expires: 5.9.26

JEFF SMITH
TN NOTARY AT LARGE
COUNTY OF DAVIDSON
My Comm. Expires
May 09, 2026