From : MPTR Tennessee Community Property Trust dated December 7,2021

TO: MPTR Tennessee Community Property Trust dated December 7,2021

Karen Johnson Davidson County
Batch # 1164549 DEEDQC
07/31/2024 10:48:04 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240731-0057974

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Map & Parcel:
MPTR Tennessee Community Property Trust	Owner	053-13-0-008.00
9400 Addie Glen Circle		053-13-0-009.00
Brentwood, TN 37027		

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow, Inc.
3325 Aspen Grove Drive, Suite 104
Franklin, Tennessee 37067

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 is greater for this transaction is $0.00

Subscribed and sworn to before me, this the 31 day of July, 2024.

Notary Public
Commission Expires:_____

FOR AND CONSIDERATION of one dollar cash in hand and other goods and valuable consideration, and for the express purposes of making a re-conveyance **to combine the hereinbelow described two parcel lots into one parcel of land and to assign it One Map and Parcel number.**

We, **MPTR Tennessee Community Property Trust dated December 7,2021** hereby quitclaim unto **MPTR Tennessee Community Property Trust dated December 7,2021** their successors and assigns, the following described tract or parcel of land, to-wit:

Old legal description:
1327 Neelys Bend Road, Madison, TN 37115 M/P 053-13-0-008.00

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 for said County, being 350 feet north of the north margin of Nawakwa Trail, said point being 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 is 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.

Being the same property conveyed to Old Republic Exchange Co. as Qualified Intermediary for MPTR Tennessee Tennessee Community Property Trust dated December 7, 2021, by deed of record in 20220425-0047121, Register's office for Davidson County, Tennnessee, and further conveyed to Motjaba Rabiei and Parvin Talakesh, Trustees of the MPTR Tennessee Community Property Trust dated December 7, 2021, by Corrective Deed of record in Instrument No. 20231206-0094214, said Register's office.

Tract No. Two: Unimproved Lot, Choctaw Trail, Madison, TN 37115 053-13-0-008.00

Located and being in the 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 the 11th Civil District of Davidson County, Tennessee, according to a survey and plat made by Harvey Gee, a surveyor, of Nashville, Tennessee, April 3, 1948, and files with the Davidson County Planning Commission as Subdivision #49.4, to which plat reference is hereby made for a more complete description of said Tract or Lot #23 , as if fully copied herein.

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

Beginning on the southern margin of Choctaw Trail as the northeast corner of the property conveyed to Chas U. Coggin, Trustee, by deed form 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 these 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 MPTR Tennessee Community Property Trust dated December 7, 2021 by deed of record in Instrument No. 20240725-0056215, Register's office for Davidson County, Tennessee.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31 day of July, 2024.

MPTR Tennessee Community Property Trust dated December 7,2021

Mojtaba Rabiei, Co-Trustee

Parvin Talakesh, Co-Trustee

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name 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 themselves as the Trustees of MPTR Tennessee Community Property Trust dated December 7,2021 and as such member has the authority to sign on behalf of MPTR Tennessee Community Property Trust dated December 7,2021 and hereby has executed the within instrument or the purpose therein contained by signing the name of The MPTR Tennessee Community Property Trust dated December 7,2021 by Mojtaba Rabiei and Parvin Talakesh as Trustee.

Witness my hand and official seal at Nashville, Tennessee, this the 31 day of July, 2024.

Hilary Johnson

Notary Public

Commission Expires:

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