RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

NEW OWNER:
Omeed Noorbakhsh

New Owner

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:
TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 24-247

MAP & PARCEL
072 06 4Q 002.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch # 1164801 DEEDWARR
08/01/2024 09:59:10 AM 3 pgs
Fees: $18.00 Taxes: $444.00

20240801-0058308

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS ($120,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MOBA, LLC, a Tennessee Limited Liability Company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Omeed Noorbakhsh, an unmarried man** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B of 1117 McGavock Pike Commons, a Horizontal Property Regime with Private Elements and described in a Declaration of Covenants, Conditions and Restrictions for 1117 McGavock Pike Commons, a Horizontal Property Regime with Private Elements, of record as Instrument No.20220802-0087920, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1117 McGavock Pike Commons, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit B to said Declaration appearing in Instrument No. 20220802-0087920, and Bylaws appended thereto as Exhibit C, in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of same property conveyed to MOBA, LLC, a Tennessee limited liability company by Warranty Deed from Brian Van Camp, married of record in Instrument No. 20220525-0060562 Register's Office for Davidson County, Tennessee, dated May 24, 2022 and recorded on May 25, 2022.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenant with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 26th day of July, 2024.

MOBA, LLC,
a Tennessee Limited Liability Company

By: _____ Managing Member
Michael Moghadam, Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Michael Moghadam**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is **Managing Member of, MOBA, LLC** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 26 day of July, 2024.

_____
NOTARY PUBLIC

My commission expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 120,000.00

AFFIANT

Sworn to and subscribed to before me this 26th day of July, 2024.

NOTARY PUBLIC

My commission expires:

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026