NEW OWNER:
Alexander Taylor, Nicholas Taylor,
and Dwayne Fisel, Jr.
1113 A McGavock Pike
Nashville, TN 37216

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: 25-137

MAP & PARCEL
072-06-4P-001-00

Space for Recorder's Stamp

Karen Johnson
Batch # 1257787
04/11/2025 09 23 32 AM
Fees $18 00 Taxes $1,975 77

Davidson County
DEEDWARR
3 pgs

20250411-0027065

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FIVE HUNDRED THIRTY THREE THOUSAND NINE HUNDRED NINETY ONE AND 00/100 DOLLARS ($533,991.00)** 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 **Nicholas Taylor, an unmarried man, and Dwayne Fisel, Jr., an unmarried man, as tenants in common** ("Grantees"), their 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 No. A on the Plan of 1113 MCGAVOCK PIKE COMMONS, a Horizontal Property Regime, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220802-0087919, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Moba, LLC, a Tennessee limited liability company, by Warranty Deed from Brian Van Camp and Karen Van Camp, husband and wife, of record in Instrument No. 20220525-0060565, in the Register's Office of Davidson County, Tennessee, dated May 24, 2022, and recorded on May 25, 2022.

This is IMPROVED property also known as 1113A McGavock Pike, Nashville, TN 37216

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

GRANTOR covenant with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has 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 haveexecuted or caused this instrument to be executed by its duly authorized representative, this 2nd day of ~~March~~ April (MM), 2025.

MOBA, LLC, a Tennessee Limited Liability Company

By: _____
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 2nd day of ~~March~~ April (MM), 2025.

_____
NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **533,991.00**.

AFFIANT

Sworn to and subscribed to before me this 8th day of ~~March~~, 2025.

NOTARY PUBLIC

My commission expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 8TH, 2025