Karen Johnson Davidson County
Batch# 1281696 DEEDQC
06/05/2025 11:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250605-0044259

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Amber Whisnier
Affiant

File Number: 25030106

ELISABETH CONNOR
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this 5 day of June, 2025.

Notary Public
My Commission Expires: 4-15-28

Quit Claim Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
MPTR Tennessee Community Property Trust dated December 7, 2021	MPTR Tennessee Community Property Trust dated December 7, 2021	043-05-0-035.00
9400 Addie Glenn Cir.	9400 Addie Glenn Cir.	
Brentwood, TN 37027	Brentwood, TN 37027	

THIS INDENTURE, made and entered into as this 5 day of June, 2025 , by and between Mojtaba Rabiei, married, as party or parties of the first part, and the MPTR Tennessee Community Property Trust dated December 7, 2021, as party or parties of the second part.

WITNESSETH: That for and in consideration of Zero Dollars ($0.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, all right, title and interest in and to the following described real estate, situated in the City of Madison, County of Davidson, State of Tennessee and being more particularly described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Madison Annex Subdivision, a part of the W. L. Scott Lands of record in Book 843, page 32, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 100 feet on the westerly side of the Gallatin Road, and runs back between lines, 337 feet on the northerly line and 352.5 feet on the southerly line to the easterly of the right-of-way of the L & N Railroad, on which it measures 101 feet.

Included in the above description, but expressly excluded therefrom is that portion of the premises conveyed to Davidson County of the purpose of widening Gallatin Road, as of record in Book 2494, page 65, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mojtaba Rabiei by Warranty Deed from Jacquelyn Sue Travaglini of record in Instrument No. 20210903-0118700 Register's Office for Davidson County, Tennessee, dated September 2, 2021 and recorded on September 3, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is more commonly known as 717 & 719 Gallatin Pike N., Madison, TN 37115.

The grantor herein warrants, covenants, and certifies that the subject property is not his marital homestead as defined by statute.

WITNESS my hand this 5 day of June, 2025.

Mojtaba Rabiei

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mojtaba Rabiei with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 5 day of June, 2025.

Notary Public at Large

My Commission Expires: 4-15-28

ELISABETH CONNOR
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I Amber Whisner, do herby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for the registration herewith and that this electronic document is a true and exact copy of the original executed and authenticated according to law on June 5, 2025 (date of document).

Amber Whisner
Affiant Signature

June 5, 2025
Date

State Tennessee

County of Rutherford

Sworn to and subscribed before me this 5th day of June, 2025

Notary's Signature

My Commission Expires 4-15-28

Notary's Seal

ELISABETH CONNOR
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

202506050044259