Karen Johnson Davidson County
Batch# 1319000 DEEDWARR
09/05/2025 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $11,100.00
20250905-0071133

Warranty Deed

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $3,000,000.00. Affiant Subscribed and sworn to before me, this the 5th day of September, 2025. Notary Public My commission expires: 9-20-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Bayan Ferdowsi	United Community Bank	105-13-0-180.00
2108 12th Avenue South	PO Box 670	
Nashville, TN 37204	Blairsville, GA 30514	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TAITI LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BAYAN FERDOWSI,** Unmarried Man, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain tract or parcel of real estate situated within Davidson County, Tennessee, and being further described as follows, to-wit:

Being the northerly 56 feet of Lot A on the Map of a Subdivision of the M.B. McAlister Homeplace, as shown on plat of record in Book 843, page 15, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 56 feet on the easterly side of 12th Avenue South, as widened, and runs back between lines, along the southerly margin of an alley, 149.5 feet, more or less, to another alley in the rear, measuring 56.0 feet thereon.

INCLUDED in the above-described parcel but specifically EXCLUDED therefrom, is the following tract conveyed to Metropolitan Development and Housing Agency by Warranty Deed from Benjamin F. Phillips, Jr. and wife, Mozella M. Phillips, dated January 21, 1974, recorded January 22, 1974, of record in Book 4782, page 352, said Register's Office, and being further described as follows, to-wit:

Being part of Lot A on the Map of the Subdivision of the M. B. McAlister Homeplace, of record in Book 843, page 15, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point, said point being located at the intersection of the eastern margin of Twelfth Avenue, South and the southern margin of Alley 951; thence along the southern margin of Alley 951 in an eastern direction a distance of 48 feet, more or less, to a point; thence along a 20 foot radius in a southwestern direction a distance of 32 feet, more or less,

to a point where the radius becomes tangent to a line which is parallel to the eastern margin of Twelfth Avenue, South; thence along a line parallel to the eastern margin of Twelfth Avenue South in a southern direction a distance of 34 feet, more or less to a point; thence along the southern property line of said parcel in a western direction a distance of 30 feet, more or less, to a point; thence along the eastern margin of Twelfth Avenue South in a northern direction a distance of 56 feet, more or less, to the point of beginning and containing 1839 square feet.

Being the same property conveyed to Gotham Contracting, LLC, a Tennessee limited liability company by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated October 29, 2021 and recorded November 9, 2021 in Instrument No. 20211109-0149646, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Taiti, LLC, a Tennessee limited liability company by Quitclaim Deed from Gotham Contracting, LLC, a Tennessee limited liability company dated July 11, 2025 and recorded July 15, 2025 in Instrument No. 20250715-0055857, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2108 12th Avenue South, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of September, 2025.

Taiti LLC, a Tennessee Limited Liability Company

By: _____
Matthew Robb, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew Robb, Authorized Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Taiti LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 4th day of September, 2025.

_____
Notary Public

My Commission Expires: 3-3-26

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 09/05/2025.

Affiant Signature

09/05/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 09/05/2025.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

