Karen Johnson Davidson County
Batch# 1331249 DEEDWARR
10/07/2025 02:48:30 PM 4 pgs
Fees: $23.00 Taxes: $2,312.50
20251007-0080088

ADDRESS NEW OWNER AS:
Mojtaba Rabiei and Alan Ramezanali
604 N. Gallatin Road
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Map/Group 043 - 05 - 0
Parcel 034.00

THIS DEED OF CONVEYANCE, executed and delivered by **Lynn Commercial Real Estate, LLC, a Wyoming Close Limited Liability Company**, hereinafter called the Grantor, to **721 Gallatin Pike Partners, LLC**, a Tennessee Limited Liability Company, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of **$625,000.00**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs or assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 6 on the plan of Madison Annex Subdivision of record in Book 843, page 32, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 100 feet on the westerly side of Gallatin Road and runs back 321 feet on the northerly line and 337 feet on the southerly line to the right of way of the L & N Railroad and measures 101 feet thereon.

The above-described property is subject to:

1. **Easements, setback lines, note, environmental and conservation notes and all other matters as indicated on the plan of Madison Annex Subdivision of record in Book 843, page 32, Register's Office for Davidson County, Tennessee.**
2. **Communications easement appearing of record at Instrument No. 20120228-0017172.**
3. **Rights of tenants pursuant to unrecorded leases, including a sign lease in favor of Lamar Advertising Company, successors and assigns; and the building currently operating as a night club.**

Being the same property conveyed to Lynn Commercial Real Estate, LLC, a Wyoming Close Limited Liability Company, by deed from M. C. Lynn and Sandra K. Lynn, dated March 14, 2005, of record in Instrument No. 20050412-0040063, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs or assigns.

The Grantor further covenants with the Grantee, heirs or assigns, that it has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that it will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set signature on the date indicated in the notary acknowledgement below.

Lynn Commercial Real Estate, LLC

BY: _____
Marion Carr Lynn, Member

BY: _____
Sandra Kay Lynn, Member

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **Marion Carr Lynn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Lynn Commercial Real Estate, LLC, the within named bargainor, a Limited Liability Company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as Member.

Witness my hand and official seal at office, this 3rd day of October, 2025.

My Commission Expires: _____ Notary Public

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires January 30, 2029

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **Sandra Kay Lynn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Member of Lynn Commercial Real Estate, LLC, the within named bargainor, a Limited Liability Company, and that she as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by herself as Member.

Witness my hand and official seal at office, this 3rd day of October, 2025.

My Commission Expires: _____ Notary Public

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires January 30, 2029

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$625,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 30 day of October, 2025.

My Commission Expires:_____

NOTARY PUBLIC/Register

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires January 30, 2029

Certificate of Authenticity

I, Gary L. Dilliha, do hereby make oath that I am a licensed attorney and/or 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 this 3rd day of October, 2025.

Affiant Signature

10-3-2025
Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 3rd day of October, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

