Karen Johnson Davidson County
Batch# 1451796 DEEDWARR
07/27/2026 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20260727-0068065

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/5/29
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 26-L-010

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Albatross Properties GP	Albatross Properties GP	10507050300
(NAME) 724 Merritt Avenue #116	(NAME) 724 Merritt Avenue #116	
(ADDRESS) Nashville TN 37203	(ADDRESS) Nashville TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Million And No/100 Dollars ($2,000,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MV HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALBATROSS PROPERTIES GP, A TENNESSEE PARTNERSHIP, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Nos. 8 & 9 on B.F. Browns Plan of the Rains Spring Property, as of record in Book 57, page 115, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the easterly side of Rains Avenue and extends back between lines, 70 feet on the southerly line and 55 feet on the northerly line with the southerly margin of an alley, to an alley in the rear, measuring 55 feet, more or less thereon.

Said Lot no. 9 fronts fifty (50 feet on the east side of Rains Avenue and runs back between line 70 feet on the North and 85 feet on the south side to a 16 foot alley in the rear.

Being the same property conveyed to MV Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Sanaz Kiana, unmarried, dated May 17, 2022, recorded May 19, 2022, of record in Instrument No. 20220519-0057918, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 106 Rains Ave., Nashville, TN 37203
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 20 day of July 2026.

MV Holdings LLC

BY: _____
Michael Khela
Manager

STATE OF TN
COUNTY OF Williamson

Before me, Leah A Turner, a Notary Public of said State and County aforesaid, personally appeared Michael Khela with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of MV Holdings LLC the within named bargainor, a limited liability company and that he as such Manager executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Manager

Witness my hand and official seal at Franklin, Tennessee this 20 day of July 2026.

Commission Expires: _____

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2028

_____
Notary Public

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 7-20-26

Affiant Signature

27th day of July, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

