

AUSTIN TITLE COMPANY

GF#

~~GF#ATA-57-1706572400332A~~

NOTICE OF CONFIDENTIALITY OF RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

Date: Executed as of the date or dates of the acknowledgments set forth below but to be effective as of May 9th, 2024

Grantor: Abbas Rahnamai and Fariba Rahnamai

Grantor's Mailing Address: 13104 Hymeadow Circle
Austin TX 78729

Grantee: 512 Property Management LLC, a Texas limited liability company

Grantee's Mailing Address: 3813 Powder Horn Dr.
Round Rock TX 78681

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot 6, Block J, VILLAGE ONE AT ANDERSON MILL, a subdivision in Williamson County, Texas, according to the map or plat of record in Cabinet C, Slide 42, Plat Records of Williamson County, Texas.

Reservations from Conveyance:

None.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for the current year, which Grantee assumes and agrees to pay.

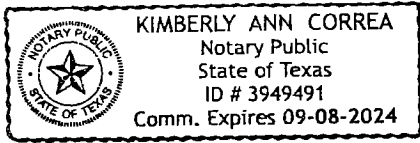
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Abbas Rahnamai
Abbas Rahnamai

STATE OF Texas §
COUNTY OF Williamson §

The foregoing instrument was acknowledged before me on the 15th day of May, 2024, by Abbas Rahnamai.



[Signature]
NOTARY PUBLIC, STATE OF Texas

PRINTED NAME OF NOTARY

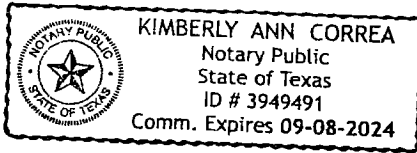
MY COMMISSION EXPIRES:

Fariba Rahnamai
Fariba Rahnamai

STATE OF Texas §

COUNTY OF Williamson §

The foregoing instrument was acknowledged before me on the 9th day of May, 2024, by Fariba Rahnamai.



[Signature]
NOTARY PUBLIC, STATE OF Texas

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2024037302

Pages: 4 Fee: \$33.00

05/10/2024 03:50 PM

KWEEMS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas