THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

Karen Johnson Davidson County
Batch# 290739 DEEDWARR
09/25/2019 08:44:17 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20190925-0097238

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Amir Abaskhron 2010 Daylily Drive Franklin, TN 37067	New Owner(s)	060-12-0-054.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, TENNESSEE OPERATIONS, LLC, a Florida limited liability company, as to its one-half (1/2) undivided interest ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto AMIR ABASKHRON, a resident of the State of Tennessee ("Grantee"), his heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 2913 Dickerson Pike, Nashville, Tennessee 37207. The Subject Property is conveyed to Grantee subject to (i) taxes and assessment which have been prorated, (ii) all restrictions of record, (iii) all easements of record, (iv) all visible easements, (v) all matters appearing on any plan of record, (vi) all right of ways, (vii) all applicable governmental and zoning regulations, (viii) matter which may reveled by a survey, and (ix) all rights and interests of parties in possession as tenants only.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantor, its successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors and/or assigns to warrant and forever defend the title to the Subject Property to Grantee, its heirs, successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned has hereunto set its duly-authorized signature, this 20th day of September, 2019.

GRANTOR:

TENNESSEE OPERATIONS, LLC

By:_____
Hany Abaskhron, Managing Member

STATE OF FLORIDA

COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 20th day of September, 2019, by HANY ABASKHRON, as Managing Member for Tennessee Operations, LLC.

(Seal)

MARK GIRARD ROBESON
Notary Public, State of Florida
Commission# GG 254732
My comm. expires Sept. 3, 2022

_____
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally known:_____
OR Produced Identification: Fl. Drivers Lic.
Type of Identification Produced: Fl. Drivers Lic.

STATE OF TENNESSEE)

COUNTY OF CHEATHAM)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Three Hundred Fifty Thousand and 00/100 Dollars ($350,000.00).

AFFIANT

Sworn to and subscribed before me, this 23 day of September, 2019.

Notary Public

My Commission Expires: 11/22/21

JOSH HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES:
NOVEMBER 22, 2021

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Lencoya Motel (formerly incorrectly recited as Lincoya Motel), of record in Book 5190, page 542, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

INCLUDED in the above but excluded therefrom is that portion thereof described in the Warranty Deed of record in Book 9449, Page 703, Register's Office for Davidson County, Tennessee.

BEING the property conveyed to HANY ABSKHROUN AND AMIR ABASKHRON, AS TENANTS IN COMMON by deed from BROTHERS INVESTMENTS, INC., dated January 5, 2010, of record in Instrument No. 20100107-0001607, said Register's Office.

ALSO, BEING the same property conveyed to TENNESSEE OPERATIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY by deed from HANY ABSKHROUN, dated April 7, 2014, of record in Instrument No. 20140417-0032453, said Register's Office.