This document was prepared by, and
after recording please return to:
Jack C. Thompson, Esq.
Dialysis Clinic, Inc.
1633 Church Street, Suite 500
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 309452 DEEDWARR
11/01/2019 08:44:30 AM 6 pgs
Fees: $33.00 Taxes: $1,850.00
20191101-0112382

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of October 31, 2019, between Waheed Guirguis ("Grantor"), and DIALYSIS CLINIC, INC., a Tennessee non-profit corporation ("Grantee").

W I T N E S S E T H: That

Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto the said Grantee, that certain real property in Davidson County, Tennessee, described on Schedule 1 attached hereto and made a part hereof (the "Property").

This being part of the same real estate conveyed to Grantor by Deed of Record in Instrument Number 20160811-0083456, Register's Office for Davidson County, Tennessee.

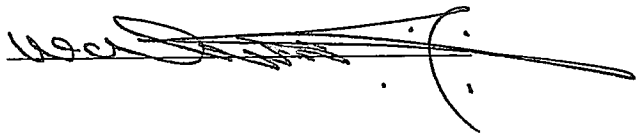
TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to those certain matters described on Schedule 2 attached hereto and made a part hereof otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to WARRANT AND FOREVER DEFEND the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons.

[EXECUTIONS COMMENCE ON NEXT PAGE.]

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

By
(Signature): 

Name/Title
(Printed): Waheed Guirguis

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, TODD A. BRICKER, a Notary Public in and for said County and State, Waheed Guirguis the within named bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of October, 2019.



Notary Public
My Commission Expires: 9/7/21

RECORDING DATA ONLY

Property Address:
339 Wallace Road
Nashville, Tennessee 37211

I, or we hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration of this transfer or value of property, whichever is greater, is $500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Name and Address of Property Owner:
Dialysis Clinic, Inc.
1633 Church Street, Suite 500
Nashville, TN 37203

Affiant

Tax Identification No.:
62-0850498

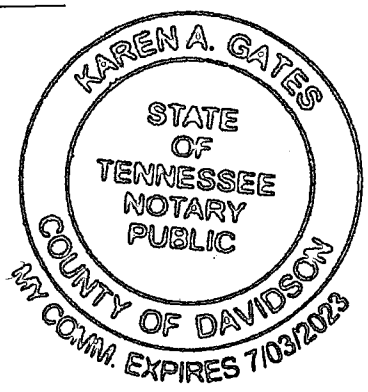
SUBSCRIBED and SWORN TO before me this 31st day of October, 2019.

Notary Public

7/3/2023
My Commission Expires

Name and Address of the Person Or Entity Responsible for Payment of the Real Property Taxes:

Dialysis Clinic, Inc.
1633 Church Street, Suite 500
Nashville, TN 37203



SCHEDULE 1

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE FINAL PLAT, PLANNED UNIT DEVELOPMENT, WALLACE CLINIC, OF RECORD IN BOOK 6050, PAGE 414, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WAHEED GUIRGUIS BY DEED OF RECORD IN INSTRUMENT NO. 20160811-0083456, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SCHEDULE 2

PERMITTED EXCEPTIONS

Taxes and assessments for subsequent years, not yet due and payable.

All matters shown on plat(s) of record in Book 6050, Page 414, in the Register's Office of Davidson County, Tennessee.

Terms and provisions of Easement and Road Maintenance Agreement by and between Rodger T. Wallace and Wallace Road Family Practice Partners, of record in Book 7966, Page 31, in the Register's Office of Davidson County, Tennessee.

Terms and provisions of Storm Water Detention Agreement by and between Dr. Rodger T. Wallace and The Metropolitan Government of Nashville and Davidson County, of record in Book 7674, Page 362, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Melissa Shields Brown, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/3/2020

Notary Seal:

