THIS INSTRUMENT PREPARED BY:
Mollie A. Gass, Esq.
Rudy Winstead Turner, PLLC
2010 21st Ave. S.
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 368455 DEEDWARR
03/06/2020 10:44:38 AM 4 pgs
Fees: $23.00 Taxes: $4,070.00
20200306-0025423

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 4th day of March, 2020.

Notary Public
My Commission Expires: 7/9/22

MOLLIE A. GASS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Commission Expires July 09, 2022

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Islamic Center of Tennessee 5400 Bell Forge Lane East Antioch, TN 37013-2322	Same	Map/Parcel 105 07 0 488.00 105 07 0 418.00 105 07 0 417.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Million One Hundred Thousand and No/100 ($1,100,000.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Al Farooq Islamic Center, Inc., a Tennessee religious corporation (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Islamic Center of Tennessee, an Tennessee religious corporation ("Grantee"), its successors and assigns, all of its rights, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Coursey Subdivision, of record in Book 5190, Page 517, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 56 feet on the westerly margin of 4th Avenue South and runs back 158.89 feet on the northerly side lot line and 185.10 feet on the southerly side lot line, being a broken line, to a line on the rear on which it measures 12.96 feet thereon.

BEING the same property conveyed to Al Farooq Islamic Center, Inc. by deed from Christina Ribbons, of record in Instrument 20011001-0105800, Register's Office for said County.

This is improved property, known as 1413 4th Ave South, Nashville, TN 37210.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of B.F. Brown's Subdivision of the Rains Spring Tract, as of record in Book 57, Page 115, Register's Office for said County, less that portion conveyed to the City of Nashville for the widening of Fourth Avenue South, as of record in Book 1005 , Page 393 , Register ' s Office for said County .

Said part of Lot No. 40 fronts 50 feet , more or less , on the westerly side of Fourth Avenue South, formerly the Nolensville Turnpike, as widened, and runs back 126 feet, more or less, on the southerly line and 8 1/ 2 feet, more or less, on the northerly line, with the southerly margin of an alley, to an alley in the rear, measuring 67 feet on said rear line.

BEING the same property conveyed to Al Farooq Islamic Center, Inc. by deed from Christina Ribbons, of record in Instrument 20011001-0105800, Register's Office for said County.

This is improved property, known as 1421 4th Ave South, Nashville, TN 37210.

Tract 3:

Land situated in the County of Davidson, State of Tennessee, and described as follows: Being Lot No. 39, in Rain's Addition to Nashville, said lot fronts 50 feet on the south side of Cherry Street, now known as 4th Avenue South, on the Nolensville Turnpike Road, at or near Rain's Spring, and runs back between parallel lines 170 feet, more or less, to an alley. Said Rain's Plan, is registered in the Register's Office of said County, in Book 57, page 115, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Al Farooq Islamic Center, Inc. by deed from CRM Central Properties, LLC of record as Instrument No. 20120530-0046814, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1423 4th Ave South, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and have good right to convey it. Grantor covenants with Grantee that Grantor will warrant and forever defend title to the Premises against the lawful claims of all persons whomsoever.

[SIGNATURE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 4th day of March, 2020.

GRANTOR:

AL FAROOQ ISLAMIC CENTER, INC.
a Tennessee ~~religious corporation~~ corporation

Name: Rifaat Bedawi
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Rifaat Bedawi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed this instrument as the President of Al Farooq Islamic Center, Inc., a Tennessee religious corporation, and that he, as such, executed the foregoing instrument for an on behalf of the company for the purpose therein contained after having been duly authorized to do so.

WITNESS my hand, at office, this 4th day of March, 2020.

NOTARY PUBLIC

My Commission Expires: 7/9/22

MOLLIE A. GASS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 09, 2022