Karen Johnson Davidson County
Batch# 452440 DEEDWARR
08/07/2020 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20200807-0088128

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 29 day of July, 2020 by and between Kamal Hasan and Sameh Hanna, hereinafter referred to as GRANTOR, and Randal Partners, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot Two on the Final Plat of Commercial P.U.D. No. 117-85-P Crossgate Village, as of record in Plat Book 9700, page 410, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod at the intersection of the easterly property line of the property of U.S. Retail Income Fund, VI, L.P., as of record in Deed Book 11595, page 165, at the Register's Office for Davidson County, Tennessee (also being Lot One on said Final Plat of Commercial P.U.D. No. 117-85-9 Crossgate Village), and the westerly right-of-way line of Murfreesboro Pike, 100 feet in width;

thence, with the westerly right-of-way line of Murfreesboro Pike South 17 deg 44 min 25 sec east, 55.26 feet to an existing iron rod in the westerly right-of-way line of Shumate Lane, 54 feet in width;

thence, leaving the westerly right-of-way line of Murfreesboro Pike, with the westerly right-of-way line of Shumate Lane along a curve to the right, with an arc length of 46.97 feet, the radius of which is 30.00 feet, the central angle of which is 89 deg 42 min 06 sec, the chord of which is south 27 deg. 06 min 38 sec West, 42.32 feet to an existing iron rod;

thence, along a curve to the left, with an arc length of 105.51 feet, the radius of which is 90.00 feet, the central angle of which is 67 deg 10 min 12 sec, the chord of which is South 38 deg 22 min 35 sec West, 99.57 feet to an exising iron rod;

thence, south 04 deg 47 min 19 sec west, 77.54 feet to an existing iron rod at a corner common with the property of said U.S. Retail Income Fund VI, L.P.;

thence, leaving the westerly right-of-way line of Shumate Lane with the southerly property line of U.S. Retail Income Fund VI, L.P., along a curve to the right, with an arc length of 57.28 feet, the radius of which is 35.00 feet, the central angle of which is 93 deg 45 min 51 sec the chord of which is South 51 deg. 40 min 15 sec West, 51.10 feet to an existing iron rod;

thence, North 81 deg 26 min 50 sec West, 128.24 feet to an existing iron rod;

thence, with the easterly property line of said U.S. Retail Income Fund VI, L.P., North 08 deg 33 min 10 sec East, 193.57 feet to an existing iron rod;

thence North 72 deg 15 min 25 sec East, 219.27 feet to the point of beginning, containing 42,682 square feet (0.980 acres more or less), according to survey by Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, TN 37204, R. Scot Cherry,

TNRLS #1512, dated October 31, 2000.

Being the same property conveyed to Kamal Hasan and Sameh Hanna, by Special Warranty Deed, from Try Properties, a Tennessee general partnership, dated November 26, 2012, recorded November 29, 2012, of record in Instrument No. 20121129-0109537, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 2391 Murfreesboro Road, Nashville, TN 37217

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Kamal Hasan

Sameh Hanna
Sameh Hanna

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said county and state, Kamal Hasan and Sameh Hanna, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 29th day of July, 2020.

Notary Public

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

My Commission Expires:_____

Name and Address of Property Owner:
Randal Partners, LLC
100 Cherry Branch Lane
Old Hickory, TN 37138

Send Tax Statements to:

SAME

Map & Parcel: 135 00 0 396.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $1,400,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 29th day of July, 2020.

Notary Public

My Commission Expires: 3/23/21

DAWN ADCOCK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

19-1-696