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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~is~~ $2,895,000.00

Affiant

SUBSCRIBED AND SWORN to before me this 6TH day of August, 2020.

Notary Public
My Commission Expires: _____

MARIA C MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Karen Johnson Davidson County
Batch# 453666 DEEDWARRSP
08/10/2020 11:09:55 AM 2 pgs
Fees: $13.00 Taxes: $10,711.50
20200810-0088646

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Y World Investment, LLC c/o Sameer M. Alkanshaly 721 Green Hill Blvd. Brentwood, TN 37027	Same	14900028900

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Two Million Eight Hundred Ninety Five Thousand and No/100 Dollars ($2,895,000.00), and other good and valuable consideration, receipt of which is hereby acknowledged, Dover Pointe, LP, a Tennessee Limited Partnership (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Y World Investment, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of their 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:

> Land in Davidson County, Tennessee, being Lot No. 3, as shown on the map entitled Resubdivision of The Dover Pointe, of record in Book 7900, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being part of the same property conveyed to Dover Pointe Partnership, a Tennessee general partnership by deed from R.E. P.P. Inc., a Tennessee corporation of record in Book 7840, Page 362, said Register's Office. The said Dover Pointe Partnership having quitclaimed its interest in the subject property to Dover Pointe, L.P., a

Tennessee limited partnership by deed of record in Book 10215 Page 684, said Register's Office, and by Instrument of Correction of record in Book 10583 Page 191, said Register's Office, and Amended Instrument of Correction of record as Instrument No. 20020104-0001660, said Register's Office, and Amended and Restated Instrument of Correction of record as Instrument No. 20020116-0006479, said Register's Office.

The legal description set forth above is/is not the same as the legal description contained in the previous deed of record.

This is improved property commonly known as Dover Pointe Shopping Center, 2545 Murfreesboro Pike, Nashville, Tennessee.

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, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 5th day of August, 2020.

GRANTOR:

DOVER POINTE, L.P.,
a Tennessee limited partnership

By: _____
C. LeRoy Norton, Jr., General Partner

ASHLEY NORTON GOLD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **C. LEROY NORTON, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a **GENERAL PARTNER** of **DOVER POINTE, L.P.**, a Tennessee limited partnership, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained as the General Partner of and on behalf of **DOVER POINTE, L.P.**, a Tennessee limited partnership.

Witness my hand and seal, this the 5th day of August, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 5-9-2023