STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2020.

Notary Public
MY COMMISSION EXPIRES: 3-6-2024
File No. G20-9953

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

Karen Johnson Davidson County
Batch# 476403 DEEDWARR
09/16/2020 09:36:46 AM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20200916-0105587

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nabil R. Yafai and Mueen S. Alamri (NAME)	Same (NAME)	043-14-0-001 & 043-13-029
560 Summit Oaks Court (STREET ADDRESS)	Same (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Same (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Steve Kiki**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nabil R. Yafai, an unmarried man and Mueen S. Alamri**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in the 9th Council District of Davidson County, Tennessee, described according to a field survey completed March 5, 1988 by Joe M. Cummings, Tennessee Registered Land Surveyor, No. 1513, described as follows:

Beginning at an iron pin in the Northerly right-of-way (30 feet from the centerline) of Old Hickory Boulevard East, said pin being S 85° 44" 08' W 441.35 feet from its intersection with the centerline of Hawkins Street; thence with said right-of-way S 85° 44" 08' W 150.00 feet to an iron pin; thence leaving said right-of-way with the Easterly boundary line of property owned by Robert E. Jordan, et ux., of record in Deed Book 5722, page 700, in the Register's Office for Davidson County, Tennessee N 5° 01"49' W 200 feet to an iron pin in the southerly right-of-way of Tennessee State Route 45; thence with said right-of-way N 85° 44" 08' E 150.00 feet to an iron pin; thence with the Westerly boundary line of property owned by Mary Catherine Diskin of record in Deed Book 3674, page 583, in said Register's Office S 5° 01"49' E 200.00 feet to the beginning, containing 0.689 acres.

Being the same property conveyed to Steve Kiki by Deed dated May 25, 2005 from Larry O. Ball and wife, Sara M. Ball, recorded May 31, 2005, in Instrument Number 20050531-0060776, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 529 East Old Hickory Boulevard, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 14th day of September, 2020.

Steve Kiki

STATE OF New Mexico
COUNTY OF Bernalillo

On this 14th day of September, 2020, before me personally appeared Steve Kiki, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of September, 2020.

Notary Signature
My commission expires: 11/1/2020

Official Seal
CINDY HANEY
Notary Public
State of New Mexico
My Commission Expires 11/1/2020

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066