Name and Address of New Owner:
Malak Saleh Abd Malak and Hala A. Youssef
1915 Murfreesboro Pike
Nashville, TN
37217

Send Tax Bills To:
Malak Saleh Abd Malak and Hala A. Youssef
SAME

This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 506414 DEEDWARR
11/02/2020 08:56:30 AM 4 pgs
Fees: $23.00 Taxes: $2,590.00
20201102-0127495

Map & Parcel No: 135-00-0-385

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **SAMCO Partnership, a Partnership**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Malak Saleh Abd Malak and Hala A. Youssef,** "the Grantees," the following described real estate in Davidson County, Tennessee:

TRACT 1:

SITUATE IN THE FIRST (1ST) CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING LOT 3 OF THE RESUBDIVISION OF LOT NO. 1, CANTER CHASE COMMERCIAL AS RECORDED IN PLAT BOOK 6900, PAGE 830, RODC AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE NORTHWEST CORNER OF THE PARCEL DESCRIBED HEREIN, SAID POINT BEING FURTHER DESCRIBED AS BEING 327.2 FEET FROM THE CENTERLINE OF HARDING PLACE AND BEING THE NORTHEAST CORNER OF LOT 1 OF THE RESUBDIVISION OF LOT NO. 1, CANTER CHASE COMMERCIAL AND IN THE SOUTH BOUNDARY OF THE RIGHT OF WAY OF MURFREESBORO PIKE; THENCE WITH SAID MURFREESBORO PIKE SOUTH 54 DEGREES 11 MINUTES 30 SECONDS EAST 65.15 FEET TO AN IRON PIN FOUND; THENCE SOUTH 18 DEGREES 21 MINUTES 29 SECONDS WEST 31.45 FEET TO AN IRON PIN SET; THENCE SOUTH 54 DEGREES 11 MINUTES 30 SECONDS EAST 245.57 FEET TO AN IRON PIN SET AT THE NORTHEAST CORNER OF LOT 4 OF TH RESUBDIVISION

OF LOT NO. 1, CANTER CHASE COMMERCIAL; THENCE WITH LOT 4 WEST BOUNDARY SOUTH 36 DEGREES 01 MINUTES 47 SECONDS WEST 41.81 FEET TO AN IRON PIN FOUND; THENCE NORTH 84 DEGREES 56 MINUTES 56 SECONDS WEST 221.22 FEET TO AN IRON PIN FOUND AT A COMMON CORNER WITH LOTS 1 AND 4; THENCE WITH A COMMON BOUNDARY WITH LOT 1 NORTH 54 DEGREES 15 MINUTES 07 SECONDS WEST 129.65 FEET TO AN IRON PIN FOUND; THENCE WITH LOT 1 EAST BOUNDARY NORTH 35 DEGREES 44 MINUTES 16 SECONDS EAST 185.08 FEET TO THE POINT OF BEGINNING; ACCORDING TO SURVEY DATED SEPTEMBER 8, 1994, AND REVISED SEPTEMBER 26, 1994, BY BARGE, WAGGONER, SUMNER & CANNON.

TRACT 2:

THERE IS ALSO INCLUDED THOSE CERTAIN "RESTRICTIVE COVENANTS" OF RECORD IN BOOK 6807 AT PAGE 337 IN THE DAVIDSON COUNTY, TENNESSEE REGISTER OF DEEDS OFFICE.

TRACT 3:

THERE IS ALSO INCLUDED A SLOPE EASEMENT FOR THE BENEFIT OF TRACT 1 OF RECORD IN BOOK 9516 AT PAGE 574 IN THE DAVIDSON COUNTY, TENNESSEE REGISTER OF DEEDS OFFICE.

TRACT 4:

THERE IS ALSO INCLUDED A DRAINAGE EASEMENT FOR THE BENEFITS OF TRACT 1 OF RECORD IN BOOK 9516 AT PAGE 567 IN THE DAVIDSON COUNTY, TENNESSEE REGISTER OF DEEDS OFFICE.

TRACT 5:

THERE IS ALSO INCLUDED THAT CERTAIN AFFIRMATIVE COVENANT TO MAINTAIN A BUFFER AREA BY KWIK SAK, INCORPORATED (APPLICABLE ONLY TO LOT 4, CANTER CHASE COMMERCIAL) AS SET FORTH OF INSTRUMENT OF RECORD IN BOOK 9516 AT PAGE 560 IN THE DAVIDSON COUNTY, TENNESSEE REGISTER OF DEEDS OFFICE.

TRACT 6:

BEING THAT CERTAIN EASEMENT FOR THE BENEFIT OF TRACT 1 FOR ACCESS TO ENFORCE THE TERMS AND CONDITIONS OF THAT CERTAIN STORM WATER DETENTION AGREEMENT OF RECORD IN BOOK 7397 AT PAGE 982 IN THE DAVIDSON COUNTY, TENNESSEE REGISTER OF DEEDS OFFICE, TO THE STORM WATER DETENTION AREA LOCATED ON THE PROPERTY OF KWIK SAK, INCORPORATED BEING LOT 1 CANTER CHASE COMMERCIAL AS SET FORTH IN

INSTRUMENT NOF RECORD IN BOOK 9516 AT PAGE 560 IN THE DAVIDSON COUNTY, TENNESSEE REGISTER OF DEEDS.

BEING THE SAME PROPERTY CONVEYED TO SAMCO PARTNERSHIP BY LIMITED WARRANTY DEED FROM SPEEDWAY SUPERAMERICA LLC, RECORDED ON OCTOBER 12, 1998, OF RECORD IN BOOK 11152, PAGE 591, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 1915 MURFREESBORO PIKE, NASHVILLE, TN 37217.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of October, 2020.

by

SAMCO Partnership, Ankita Munjal Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of October, 2020, before me personally appeared Ankita Munjal as Authorized Agent for SAMCO Partnership, 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 8th day of October, 2020.

Notary Signature
My commission expires: 3-8-2021

DAVIDSON COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $700,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
8th day of October, 2020.

Notary Public
My commission expires: 3-8-2024
File No. 2020-1183

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

True Copy Certification

I, John A Bell Jr., 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 TN

County of Davidson

Personally appeared before me, Dellana Lowhorn a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)