Name and Address of New Owner:
Fadhle Ali Hauter
230 thompson Ln
Nashville, TN 37211
Send Tax Bills To:
Fadhle Ali Hauter
SAME

Karen Johnson Davidson County
Batch# 542916 DEEDWARR
12/28/2020 02:59:30 PM 2 pgs
Fees: $13.00 Taxes: $3,700.00
20201228-0153747

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

Map & Parcel No: 11909019700

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, a general partnership**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Fadhle Ali Hauter,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property 1:
SITUATE in the Twenty-sixth (26) Councilmanic district of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the northerly margin of Thompson Lane, said point being the most southwesterly comer of the herein-described tract and the most southeasterly comer of the property conveyed to Direct Oil Company as of record in Book 5207, page 408, Register's office, Davidson County, Tennessee; thence with the easterly line of said Direct Oil Company Property N 03 degrees 01' 00" E a distance of 108.62 feet to a point; thence leaving the line of said Direct Oil Company Property and with the southerly line of the Walter N. Wallace property of record in Book 5677, page 745, Register's Office, Davidson County, Tennessee S 87 degrees 37' 02" E a distance of 125.57 feet to a point on the westerly margin of Logan Street; thence with said margin of Logan Street S 03 degrees 40' 30 W a distance of 91.88 feet to a point; thence with a return curve to the right having a radius of 20.00 feet, a delta of 90 degrees 14 21", a chord bearing of S 48 degrees 47' 40" W, an arc distance of 31.50 feet to an iron pin in the northerly margin of Thompson Lane; thence with said margin of Thompson Lane N 86 degrees 05' 09" W a distance of 104.21 feet to the point of beginning, containing 0.314 acres of 13,691 square feet, more or less; according to survey dated August 13, 1994 by A & A Engineers, Inc.

Being the same property conveyed to SAMCO, a general partnership, by Deed from SPEEDWAY SUPERAMERICA LLC, successor by merger to Emro Marketing Company, a Delaware limited liability company, recorded on April 19, 1999, of record in Book 11436, Page 383, Register's Office for Davidson County, TN.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 11th day of December, 2020.

John A Bell Jr as Authorized Agent for SAMCO, a general partnership

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of December, 2020, before me personally appeared John A Bell Jr. as Authorized Agent for SAMCO, a general 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 11th day of December, 2020.

DELANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Signature
My commission expires: 3-8-2021

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 $1,000,000.00, 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 11th day of December, 2020.

DELANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 3-8-2021
File No. 2020-1973

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, Delana 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

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

DELANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY