Karen Johnson Davidson County
Batch# 549864 DEEDWARRSP
01/08/2021 11:10:30 AM 5 pgs
Fees: $28.00 Taxes: $4,606.50
20210108-0003917

This Instrument Prepared By:
Wood Stabell Law Group, PLLC
4535 Harding Pike Ste. 100
Nashville, Tennessee 37205

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Ramzy Sawers Nevin Sawiris 418 McCain Drive Nashville, TN 37211	SAME	Map 119-4 Parcel 133

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JEFFREY D. JONES d/b/a The DAIRY KING COMPANY**, an individual residing in Davidson County, Tennessee ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **RAMZY SAWERS and NEVIN SAWIRIS**, a married couple as Tenants by the Entirety ("Grantee"), their heirs and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

The Property is improved real property located at **306 East Thompson Lane, Nashville, Davidson County, Tennessee.**

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever. Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on **Exhibit B**.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $1,245,000.00.

Affiant

Subscribed and sworn to before me this the 7th day of January, 2021.

Notary Public

ASHLEY NORTON GOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5-9-2023

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 7th day of January, 2021.

GRANTOR:

Jeffrey D. Jones

The Dairy King Company*

By: _____
Name: Jeffrey D. Jones
Its: Owner/Authorized Representative

*Jeffrey D. Jones is joining this transaction as the Owner/Authorized Representative of the Dairy King Company. The Dairy King Company is hereby conveying and or relinquishing any and all interest it has or may have in the property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

ASHLEY NORTON GOLD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

On this 7th day of January, 2021, before me personally appeared Jeffrey D. Jones, to me known to be the person described in and who executed the foregoing instrument on behalf of Jeffrey D. Jones, himself, and The Dairy King Company as its Authorized Representative, and acknowledged that he executed the same as his own free act and deed.

Witness my hand and seal, at Office, as of the 7th day of January, 2021.

Notary Public

My Commission Expires: 5-9-2023

Exhibit A
Property Description

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Lester Subdivision, of record in Plat Book 5200, Page 274, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to THELMA M. JONES AND JEFFREY D. JONES DBA THE DAIRY KING COMPANY, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from DAVID G. MANGUM AND WIFE, PATTI G. MANGUM, of record in Instrument No. 20100702-0052344, dated July 2, 2010, said Register's Office. THELMA M. JONES having since died on or about April 27, 2019, leaving JEFFREY D. JONES, AS SURVIVING TENANT.

Exhibit B
Exclusions

This Conveyance is subject to:

(1) General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 119-04-0-133.00.

(2) All matters shown on the Plan of record in Plat Book 5200, Page 274, said Register's Office.

(3) All restrictive covenants and easements of record.

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

