Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 600096 DEEDWARR
03/25/2021 09:35:45 AM 4 pgs
Fees: $23.00 Taxes: $481.00

20210325-0039231

GENERAL WARRANTY DEED

This Instrument Was Prepared By:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
American Egyptian Group 1561 Bridgecrest Drive Antioch, TN 37013	**New Owner**	**P/O 148-00-0-288.00**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$130,000.00**

Nawar AYAD
Affiant

Sworn to and subscribed before me this 16 day of March, 2021.

Notary Public

My commission expires: 10.26.24

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **ELITE DEVELOPMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **AMERICAN EGYPTIAN GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is unimproved property known as **Lots 44 and 45, Nashville, TN 37217, Davidson County, Tennessee.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever. 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, the Grantor has hereunto set its hand on this 18 day of March, 2021.

GRANTOR:

Elite Developments LLC,
a Tennessee limited liability company

By: HAROUN SOLTAN
Name: Haroun Soltan
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Haroun Soltan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the President of the within named bargainor, a limited liability company, and that he as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Haroun Soltan as such President.

Witness my hand, at office, this 18 day of March, 2021.

Notary Public
My Commission Expires:

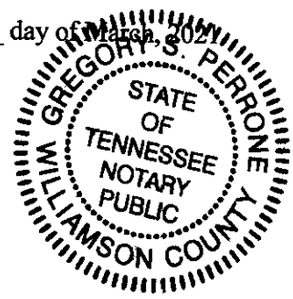


Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No.(s) 44 and 45 on the Plan of Final Plat, Aldwych Village, Phase 2, Section 2 of record in Instrument No. 20210105-0002019, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Elite Developments, LLC, a Tennessee Limited Liability Company, by Deed from Hee Kyung Shin, of record in Instrument No. 20180924-0094261, Register's Office for Davidson County, Tennessee, dated September 14, 2018 and recorded on September 24, 2018.

N/A

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.

2. Subject to all matters shown on the Plan of record as Instrument Number 20210105-0002019, Register's Office of Davidson County, Tennessee.

3. Restrictions of record in Instrument No. 20030122-0008972, and amended in 20030624-0086850 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. By-Laws of record in Instrument No. 20030624-0086850 in the Register's Office for Davidson County, Tennessee.

5. Subject to rights of others in and to the common areas and/or elements.

6. Stormwater Detention Agreement with Metropolitan Government of Nashville and Davidson Co. of record in Instrument No. 20020307-0028886 in the Register's Office for Davidson County, Tennessee.

7. Subject to the flow of any creeks, streams, or branches across subject property.

8. Rights of tenants in possession, as tenants only, under unrecorded leases, if any.

9. This conveyance is subject to the following restrictions:

    a. Constructed homes shall be at least 1,700 sq. feet in size.
    b. Constructed homes must have at least 75% brick exterior in front.

N A