Karen Johnson Davidson County
Batch# 602541 DEEDWARR
03/29/2021 04:03:30 PM 5 pgs
Fees: $28.00 Taxes: $6,956.00
20210329-0041154

THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
615.386.9235

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $1,880,000.00.

AFFIANT

Subscribed and sworn to before me this 24 day of March 2021.

Notary Public
My Commission Expires:
11-20-21

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
Salah Jamal Ayesh 383 Murfreesboro Pike Nashville, TN 37210-2854	New Owner	082-15-0-221.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

K&L PROPERTIES PARTNERSHIP, a Tennessee General Partnership comprised of Karl Peters and Leonard Amdur

(herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto

SALAH JAMAL AYESH

(herein referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 604 Main Street, Nashville, Tennessee 37206.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; has a good right to convey the Property; and the same is unencumbered except as set forth on the attached Exhibit "B". Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever (other than claims arising from the matters set forth on Exhibit "B").

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.

WITNESS our hands this 26 day of March 2021.

K&L PROPERTIES PARTNERSHIP

KARL PETERS, PARTNER

LEONARD AMDUR, PARTNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, KARL PETERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be a partner of K&L Properties Partnership, a Tennessee general partnership, the within named bargainor, and that he, as such partner, executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 26th day of March 2021.

Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

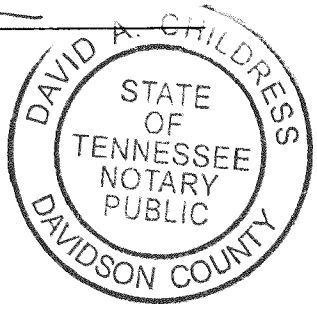
My Commission Expires: 5/9/2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, LEONARD AMDUR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be a partner of K&L Properties Partnership, a Tennessee general partnership, the within named bargainor, and that he, as such partner, executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 24th day of March 2021.

David A. Childress
Notary Public



My Commission Expires: 5/9/2023

EXHIBIT "A"
(to Warranty Deed)

Legal Description

Land in Davidson County, Tennessee and being all of Lot No. 2, a Resubdivision of Lots 3, 4, 5, 6 & 7, on the Plan of Henry Blood's Addition to the Edgefield Kleeman Property, according to survey and plat of same appearing of record in Book 5190, page 263 and revising Book 21, page 5, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed by Warranty Deed from VAN ALAN SCHWENDIMANN and wife, FRANCES AILEEN SCHWENDIMANN, to K&L PROPERTIES PARTNERSHIP, a Tennessee general partnership, dated September 9, 2004, of record in Instrument No. 20040913-0110294, and corrected in Instrument No. 20070615-0072060, dated May 16, 2007, and Instrument No. 20201019-0121476, dated October 15, 2020, Register's Office of Davidson County, Tennessee.

EXHIBIT "B"
(to Warranty Deed)

Exceptions

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or right of ways for public utilities that appear in the appropriate public record.

1. Davidson County taxes and assessments for the year 2021 and subsequent years.

2. Matters shown on the Plan of record in Plat Book 5190, Page 263, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Lynn Vaught, 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 Tennessee

County of Rutherford

Personally, appeared before me, Sarah Carter, a notary public for this county and state, Lynn Vaught 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: 05/23/2023

SARAH CARTER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY