Karen Johnson Davidson County
Batch# 624571 DEEDWARR
04/28/2021 12:34:30 PM 5 pgs
Fees: $28.00 Taxes: $4,810.00
20210428-0056774

EMILY BETTS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 03/17/2024 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00 Affiant Subscribed and sworn to before me, this 27th day of April, 2021. Notary Public My commission expires: 3/17/24

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rabah Investment Properties, LLC	**New Owner**	**040-00-0-052.00**
14702 Romero Drive		
Whittier, CA 90605		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

John M. Pruitt, a married man,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rabah Investment Properties, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Please See Attached Exhibit A

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Deed to State of Tennessee of record in Instrument No. 20021203-0148902, in the Register's Office for Davidson County, Tennessee.
Sewer Easement of record in Book 5141, Page 720, in the Register's Office for Davidson County, Tennessee.
Electrical Permit of record in Book 7818, Page 812 and Book 7864, Page 480, in the Register's Office for Davidson County, Tennessee.
Greenbelt Application of record in Instrument No. 20071205-0140742, in the Register's Office for Davidson County, Tennessee.
Easement to Piedmont Natural Gas Company of record in Instrument No. 20120727-0066375, in the Register's Office for Davidson County, Tennessee.
The rights of upper and lower riparian owners in and to the use of the waters of said Creek located on the premises and the natural unobstructed flow thereof.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is unimproved property known as 7300 Old Hickory Boulevard, Whites Creek, TN 37189

This property has never been the marital residence of the Grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness my/our hand(s) this 27th day of April, 2021

John M. Pruitt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of April, 2021, before me personally appeared John M. Pruitt, 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 27th day of April, 2021.

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Notary Signature
My commission expires: 11-5-2024

File #: **21-292**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

EXHIBIT A

Land located in the 3rd Council District of Nashville, Davidson County, Tennessee on the southerly margin of Old Hickory Boulevard at Whites Creek described according to a boundary survey dated 3-9-07 by Campbell McRae and Associates Surveying, Inc. (John Hood TN R.L.S. #1838 as follows):

Beginning at a concrete highway monument (old) as station 15+69.54 as shown on Tennessee Department of Transportation plans for S.R. 45 Project No. BR-STP-45(17) on the southerly margin of Old Hickory Boulevard AKA State Route 45, said monument being in the westerly line of the Cecil Davis Sherrill Land (Inst. #20030430-0057787 R.O.D.C., TN) located S 58° 52' 08" W 187.09 feet from a concrete highway monument (old) at station 17+50.00 as shown on said T.D.O.T. plans; thence leaving said southerly margin with said Sherrill S10° 27' 27" E, crossing the northerly bank of Little Creek at 255 feet and the centerline of an easement road for said Sherrill at 730 feet for a total distance of 788.16 feet to a ½ dia. iron rod (new) with identification cap stamped TN#1838; thence 79° 17' 18" E 260.00 feet to a ½' dia. iron rod (new) with identification cap stamped TN#1838' thence S 55° 32' 18" E 246.00 feet to a ½" dia. iron rod (new) with identification cap stamped TN#1838 on the southerly side of said easement road; thence S 22° 47' 18" E 246.00 feet to a ½"dia. iron rod (new) with identification cap stamped TN#1838 located in a drain; thence following said drain S 69° 02' 18" E 653.00 feet to a ½" dia. iron rod (new) with identification cap stamped TN#1838; thence S 01° 42' 17" W 560.00 feet to a ½" dia. iron rod (new) with identification cap stamped TN#1838; thence S 31° 17' 43" E 675.00 feet to a ½" dia. iron rod (new) with identification cap stamped TN#1838; thence leaving said drain with said Sherrill's southerly line S 88° 03' 32" E 1275.00 feet to a ½" dia. iron rod (new) with identification cap stamped TN#1838 at said Sherrill's southeast corner and in the westerly line of the Bob Boner land (Book 6451, Page 108, R.O.D.C., TN); thence with said Boner S 18° 34' 57" E 412.50 feet to a ½" dia. iron rod (new) with identification cap stamped TN#1838; thence S 41° 04' 57" E 627.00 feet to an iron rod (old) in the northerly line of the Tommy Huff land (Book 4998, Page 973, R.O.D.C., TN), said rod being located in 84° 53' 57" W 420.60 feet from an iron rod (old) at the southeast corner of the Pinnacle Towers land (14 ac.) (Book 11665, Page 290, R.O.D.C., TN); thence with said Huff and the David E. and Gail Humes land, following an ancient broken fence line as follows: S 79° 47' 19" W 168.24 feet to an iron rod (old); thence N 89° 44' 01" W 432.89 feet to an iron pipe (old); thence S 86° 38' 33" W 189.25 feet to an iron pipe (old); thence S 89° 47' 18" W 297.94 feet to a fence post; thence N 89° 35' 15" W 709.54 feet to a fence post; thence N 89° 07' 05" W 514.17 feet to a fence post; thence N 86° 37' 41" W 380.11 feet to a ½" dia. iron rod (new) with identification cap stamped TN#1838 in the easterly line of the Aaron and Amy Jerome land (Instrument # 20040309-0027122 R.O.D.C., TN); thence N 04° 21' 26" E 137.57 feet to an iron rod (old) at said Jerome's northeast corner; thence N 59° 11' 59" W 29.07 feet to an iron rod (old) at the southeast corner of the Lynn and Judith Johnson land (Book 9050, Page 697, R.O.D.C., TN); thence with said Johnson N 08° 11' 35" W 603.69 feet to an iron rod (old); thence N 21° 17' 58" W 325.48 feet to an iron rod (old); thence N 30° 42' 23" W 255.42 feet to an iron rod (old); thence N 03° 46' 23" W 213.51 feet to an iron rod (old); thence N 23° 06' 57" W 171.27 feet to an iron rod (old); thence N 71° 27' 58" W 598.50 feet to an iron rod (old); thence N 19° 53' 33" W (crossing the bank of Whites Creek at 577 feet) for a total distance of 617.38 feet to a point in said Whites Creek; thence with said creek to points as follows: N 27° 44' 56" E 296.27 feet; thence N 32° 37' 14" E 216.12 feet; thence N 22° 00' 46" E 104.09 feet; thence N 08° 32' 00" E 322.27 feet; thence N 04° 07' 29" E 104.20 feet to a point in the southerly margin of said Old Hickory Boulevard at station 14+51.70 as shown on said T.D.O.T. plans; thence with said southerly margin N 81° 23' 21" E 40.86 feet to a ½" dia. iron rod (new) with identification cap stamped TN#1838 at station 14+92.56 on said T.D.O.T plans; thence N 49° 10' 16" E 83.34 feet to the point of beginning containing 100.49 acres more or less.

Being the same property conveyed to John M. Pruitt, by Warranty Deed, from Janet Moss Hasslock, a widow and Connie Hasslock Allen and husband, James H. Allen, dated March 14, 2007, of record in Instrument No. 20070622-0074628, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

Land located in the 3rd Council District of Nashville, Davidson County, Tennessee, said land being a part of the John M. Pruitt land described in Instrument No. 2007622-0074628, R.O.D.C., TN, being swapped between adjoining landowners described according to a boundary survey dated 3-9-07 by Campbell, McRae and Associates Surveying, Inc. (John Hood TN. R.L.S. #1838 as follows:

Commencing at a concrete highway monument (old) at station 15+69.54 as shown on Tennessee Department of Transportation plans for S.R. 45 project no. BR-STP-45(17) on the southerly margin of Old Hickory Boulevard AKA State Route 45, said monument being the westerly line of the Cecil Davis

Sherrill land (Inst. #20030430-0057787 R.O.D.C., TN) located S 58° 52' 08" W 187.09 feet from a concrete highway monument (old) at station 17+50.00 as shown on said T.D.O.T. plans; thence leaving said southerly margin with said Sherrill S 10° 27' 27" E. crossing the northerly bank of Little Creek at 255 feet and the centerline of an easement road for said Sherrill at 730 feet for a total distance of 788.16 feet to a ½" dia. iron rod (new) with identification cap stamped TN#1838; thence S 79° 17' 18" E 260 feet to a ½" dia. iron rod (new) with identification cap stamped TN#1838; thence S 55° 32' 18" E 246.00 feet to a ½" dia. iron rod (new) with identification cap stamped TN#1838 on the southerly side of said easement road; thence S 22° 47' 18" E 210.00 feet to a ½" dia. iron rod (new) with identification cap stamped TN#1838 located in a drain; thence following said drain S 69° 02' 18" E 653.00 feet to a ½" dia. iron rod (new) with identification cap stamped TN#1838; thence S 02° 41' 16" E 560.00 feet to a ½" dia. iron rod (new) with identification cap stamped TN#1838; thence leaving said drain S 28° 03' 32" E (crossing the centerline of said drain at 172 feet more or less) for a total distance of 203.80 feet to a ½" dia. iron rod (new) with identification cap stamped TN#1838, the true point of beginning for the herein described land; thence with said Sherrill's southerly line S 88° 03' 32" E 1044.20 feet to a ½" dia. iron rod (new) with identification cap stamped TN#1838 in the westerly line of the Bob Boner land (Book 6451, Page 109 R.O.D.C., TN); thence with said Boner S 18° 34' 57" E 165.96 feet to a ½" dia. iron rod (new) with identification cap stamped TN#1838 thence with a new line N 80° 02; 01" W 1113.29 feet to the point of beginning containing 81148.65 sq. ft. or 1.86 acres more or less.

Being the same property conveyed Rabah Investment Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed, from John M. Pruitt, a married man, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

M&H File #: **21-292**

True Copy Certification

I, Russell J. McCann, 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 Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021