THIS INSTRUMENT PREPARED BY:
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Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 674515 DEEDWARRSP
07/09/2021 01:02:30 PM 7 pgs
Fees: $38.00 Taxes: $11,840.00
20210709-0092863

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCEL NO.:**
Sadeq Sudqi Salaymeh, Successor Trustee of the Kamel Abdel Ikbariah Gift Trust, dated December 19, 2013 P.O. Box 10908 Jackson, Tennessee 38308	SAME	119-04-0-134.01 119-04-0-135.00 120-01-0-001.00 120-01-0-166.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **H.G. HILL REALTY COMPANY, LLC**, a Tennessee limited liability company (hereinafter the "Grantor"), has this day bargained and sold, and does hereby transfer, convey and warrant to **SADEQ SUDQI SALAYMEH, SUCCESSOR TRUSTEE OF THE KAMEL ABDEL IKBARIAH GIFT TRUST, DATED DECEMBER 19, 2013** (hereinafter the "Grantee"), his successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> A tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is improved property located at 302 E. Thompson Lane, 1101 Murfreesboro Pike, 1113 Murfreesboro Pike and 1125 Murfreesboro Pike in Nashville, Davidson County, Tennessee 37217.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and his successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but not further or otherwise, but excluding those matters shown on Exhibit B.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[*signature page follows*]

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the _____ day of July, 2021.

H.G. HILL REALTY COMPANY, LLC,
a Tennessee limited liability company

By:_____
Celeste Patterson, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Celeste Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the President of **H.G. HILL REALTY COMPANY, LLC**, the within named bargainor, a Tennessee limited liability company, and that she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such President.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 1st day of July, 2021.

_____
Notary Public

My Commission Expires: 7/5/21

DONNA M. SCHKLAR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

4837-6396-1070

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,200,000.00.

Yvonne Hall
Affiant

Subscribed and sworn to before me this 2nd day of July, 2021.

Melissa Ann Foster
Notary Public

My Commission Expires: 10/2/2023



4837-6396-1070

EXHIBIT A

TRACT 1:

Beginning at a point on the southeasterly margin of Thompson Lane at a point in intersection of the westerly line of property conveyed unto H. G. Hill Realty Company by Deed from Glencliff Estates, Inc., of record in Book 1755, page 87, Register's Office for said Davidson County, Tennessee, thence in accordance with survey of J. E. Maddox dated December 14, 1955, running South 49° 12' East along the westerly property line of said H. G. Hill Realty Company property 259.40 feet; thence, in accordance with said Maddox survey running South 53° 34' West 75.0 feet; thence, running North 38° 32' West 252.74 feet to a point on the southeasterly margin of said Thompson Lane; thence, running easterly along the southeasterly margin of Thompson Lane North 52° 41' East 27.0 feet to the point of beginning.

Being the same property conveyed to H. G. HILL REALTY COMPANY, by deed from GULF OIL CORPORATION, A PENNSYLVANIA CORPORATION, SUCCESSOR BY MERGER TO TREMARCO CORPORATION, A FORMER DELAWARE CORPORATION, of record in Book 5842, page 455, dated January 7, 1982, said Register's Office.

TRACT 2:

Land lying and being situated in the 2nd, formerly the 5th, Civil District of said County and State, being a lot marked as "Reserved" on the map of Section 3, Glencliff Estates, as of record in Book 1424, page 1, Register's Office for said County, described as follows, to-wit:

Beginning at the southeast corner of Thompson Lane, formerly Glencliff Road, and the Murfreesboro Pike; thence, with the southwesterly margin of said Murfreesboro Pike, South 50° 30' East 17.3 feet to the beginning of a curve; thence, around said curve in an easterly direction 414.8 feet to the beginning of another curve; thence around said curve in a southwesterly direction 39.9 feet to a point on the northwesterly margin of an unnamed street, southwestwardly 180 feet to the northeast corner of Lot No. 180 on said plan; thence, with the northeastern boundary line of said Lot No. 180, northwestwardly 209 feet to the northeast corner of a tract of land conveyed to J. L. Bugg; thence, with the northeastern boundary line of said Bugg tract of land, North 49° 12' West 259.4 feet to a point on the southeasterly margin of said Thompson Lane; thence, with said lane, North 52° 41' East 197.6 feet to the beginning.

Being the same property conveyed to H.G. HILL REALTY COMPANY, A TENNESSEE CORPORATION, by deed from GLENCLIFF ESTATES, INCORPORATED, of record in Book 1755, page 87, August 26, 1949, said Register's Office.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED therefrom is that portion of Tract 4 included in said tract.

TRACT 3:

Land lying and being situated in the 2nd, formerly the 5th, Civil District of said County and State, being Lot Nos. 180 and 181, on the Plan of Glencliff Estates, Section 3, as of record in Book 1424, page 1, Register's Office for said County, described as follows, to-wit:

Beginning on the northerly margin of Bowwood Drive at the southeast corner of Lot No. 182;

thence, with the northerly margin of said Drive, southeastwardly 240.6 feet to a monument at the beginning at a curve having a radius of 25 feet; thence, around said curve in a northeasterly direction 35.6 feet to a monument on the northeasterly margin of a 60-foot unnamed street; thence with same, northeastwardly 164.4 feet; thence, northwestwardly 209 feet; thence, South 53° 34' West 318.1 feet to the corner of Lot Nos. 181 and 182; thence, with the line between said Lot Nos. 181 and 182, southwardly 155.6 feet to the beginning.

Being the same property conveyed to H.G. HILL REALTY COMPANY, A TENNESSEE CORPORATION by deed from H. STANLEY ALLEN AND WIFE, LUTIE C. ALLEN, of record in Book 2798, page 329, dated July 28, 1958, said Register's Office.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM is that portion of Tract 4 included in said tract and that property conveyed out in Book 3102, Page 278, said Register's Office.

TRACT 4:

A parcel of land in the 2nd Civil District of Davidson County, Tennessee, lying wholly north of Bowwood Court (R.O.W. 60') and west of Murfreesboro Pike and being more fully described as follows:

Beginning at an iron pin on the northerly margin of Bowwood Court, said point being in the southern R.O.W. return on Murfreesboro Pike and Bowwood Court; thence, with the northerly margin of Bowwood Court, S 58° 16' 20" W and a distance of 221.90 ft. to an iron pin; thence, continuing with the northerly margin of Bowwood Court and with a curve to the left having a radius of 250.59 ft. and a central angle of 01° 53' 29" (chord bearing of S 57° 27' 50" W and a chord distance of 8.27 ft.) an arc distance of 8.27 ft. to an iron pipe; thence, leaving said margin of Bowwood Court, N 50° 51' 16" W and a distance of 130.29 ft. to a point on the west property line of the H. G. Hills Realty's property as recorded in Deed Book 2798, Page 329, R.O.D.C., TN, and on the east property line of the Glenwood Baptist Church's property as recorded in Deed Book 3102, Page 278, R.O.D.C., TN; thence, N 52° 21' 58' E and a distance of 292.57 ft. across the parking area and with the southerly edge of the sidewalk of the H. G. Hills building to a point on the westerly margin of Murfreesboro Pike, and with a curve to the right having a radius of 2,834.80 ft. and a central angle of 02° 34' 50" (chord bearing of S 34° 47' 39" E and a chord distance of 127.67 ft.) an arc distance of 127.68 ft. to an iron pin, said point being the beginning of the radius return of the westerly R.O.W. of Murfreesboro Pike and the northerly margin of Bowwood Court, thence with a curve to the right having a radius of 25.00 ft. and a central angle of 91° 21' 01" (chord bearing of S 12° 35' 19" W and a chord distance of 35.88 ft.) an arc distance of 39.86 ft. to the point of beginning and containing 0.88 Acres, more or less, according to a survey by THEODORE E. MARTIN, JR., LICENSE #946 OF SURVEY CONSULTANTS, INC. OF NASHVILLE, TENNESSEE DATED JANUARY 31, 1989.

Being part of the property conveyed to H. G. HILL REALTY COMPANY by deeds of record in Book 1755, page 87 and Book 2798, page 329 in the Register's Office of Davidson County, Tennessee.

H.G. HILL REALTY COMPANY futher conveyed said property by Quitclaim Deed unto H. G. HILL REALTY COMPANY, of record in Book 8261, page 912, dated December 20, 1990, said Register's Office.

4837-6396-1070

EXHIBIT B

1) General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 119-04-0-134.01, Map-Par. 119-04-0-135.00, Map-Par. 120-01-0-001.00 and Map-Par. 120-01-0-166.00, each a lien, not yet due and payable.

2) Matters shown on the Plan of record in Book 1424, page 1, Register's Office for Davidson County, Tennessee.

3) Easement as set forth in deed of record in Book 5842, page 455, Register's Office for Davidson County, Tennessee.

4) Terms, provisions, requirements, conditions, obligations agreements, and stipulations contained in the lease from H. G. HILL REALTY COMPANY, LLC to MORAN FOODS, INC., of record as Instrument No. 20130926-0100937, Register's Office for Davidson County, Tennessee.

5) Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from H.G. HILL REALTY COMPANY, LLC to OESER FOOD STORES, INC., of record in Book 11439, page 304, Register's Office for Davidson County, Tennessee.

6) Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

7) Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof.

8) Rights of parties in possession, as tenants only, under unrecorded leases.

Certificate of Authenticity

I, Brandy Gomaz, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/8/2021.
Date

Brandy Gomaz
Affiant Signature

7/8/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8th day of July, 2021.

Melissa Ann Foster
Notary's Signature

My Commission Expires: 10/2/2025
Date

MELISSA ANN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023