THIS INSTRUMENT PREPARED BY:
Mollie A. Gass, Esq.
Rudy Winstead Turner, PLLC
2010 21st Ave. S.
Nashville, Tennessee 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

Karen Johnson Davidson County
Batch# 686854 DEEDWARR
07/30/2021 10:49:27 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50

20210730-0102669

SUBSCRIBED AND SWORN to before me, this 28th day of July, 2021.

Notary Public
My Commission Expires:

MARIA C MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2024

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Foodtown, Inc. 5312 Cane Ridge Road Antioch, TN 37013	Same	043 00 0 035.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Two Hundred Ninety-Five Thousand and No/100 ($295,000.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Omar J. Alkhatib, an individual (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Foodtown, Inc., Tennessee corporation ("Grantee"), its successors and assigns, all of its rights, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled Borchert Subdivision, of record in Book 5800, page 132, 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 MOHAMAD ALKHATIB, by deed from GEORGE ANTON, JOHN THOMAS HOLLAND, II, SARAH A. ANDERSON, EXECUTRIX OF THE ESTATE OF HOWARD W. ANDERSON, AND MARK

H. ANDERSON, EXECUTOR OF THE ESTATE OF HOWARD W. ANDERSON, of record in Instrument No. 20020508-0056778, dated May 2, 2002, said Register's Office.

Being the same property conveyed to OMAR J. AL-KHATIB, by deed from MOHAMAD ALKHATIB, of record in Instrument No. 20100607-0044093, dated May 18, 2010, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and have good right to convey it. Grantor covenants with Grantee that Grantor will warrant and forever defend title to the Premises against the lawful claims of all persons whomsoever.

[SIGNATURE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 5 day of July, 2021.

GRANTOR:

Omar J. Alkhatib

By: Omar J. Alkhatib

STATE OF United Arab Emirates / Emirate of Abu Dhabi)
COUNTY OF City of Abu Dhabi / Embassy of the United States of America) ss

Before me, a Notary Public of said County and State, personally appeared Omar J. Alkhatib, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that s/he executed the within instrument, for the purposes therein contained.

Witness my hand and official seal, this ___ day of 05 JUL 2021, 2021.

NOTARY PUBLIC

Francisca Bruns
Notarizing Officer
of the United States of America

My Commission Expires: ***INDEFINITELY***