Prepared by, and after recording return to:
Perrone & Young (PRY)
109 Westpark Drive, Suite 330
Brentwood, TN 37027
615 / 373.6910

Karen Johnson Davidson County
Batch# 697255 DEEDWARRSP
08/13/2021 11:05:01 AM 4 pgs
Fees: $23.00 Taxes: $6,660.00
20210813-0109553

SPECIAL WARRANTY DEED

Address New Owner	Send Tax Bills To:	Map/Parcel
Lydia A. Cameron 1503 Columbia Avenue Franklin TN 37064	Same	Map and Parcel No. 026-00-0-178.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer is $1,800,000.00.

AFFIANT

MICHAEL WOJTUSIAK
Notary Public, State of New York
Reg. No. 01WO6365984
Qualified in Dutchess County
Commission Expires 10/23/2021

Sworn to and subscribed before me this 10th day of August 2021.

NOTARY PUBLIC

My commission expires: 10/23/21

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Shihadeh Property Holdings, LLC,** a New York limited liability company (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto the said **Lydia A. Cameron,** a single woman, (the "Grantee"), its successors, and assigns, certain real estate in Madison, Davidson County, Tennessee, as described on **Exhibit A** hereto which is incorporated herein by reference.

THIS IS IMPROVED PROPERTY KNOWN AS:
2224 GALLATIN PIKE NORTH,
MADISON, DAVIDSON COUNTY, TENNESSEE 37115-2006.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of the said real estate in fee simple, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

WITNESS MY HAND this 10th day of August 2021.

GRANTOR: **SHIHADEH PROPERTY HOLDINGS, LLC**, a New York limited liability company

By: _____
Victor Aqeel, Sole Member

STATE OF New York)
COUNTY OF Westchester)

BEFORE ME, the undersigned, a Notary Public in and for said state and county, personally appeared **Victor Aqeel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, after being duly sworn, acknowledged himself to be the sole member of **Shihadeh Property Holdings, LLC**, a New York limited liability company, the within-named bargainor, and that he, being authorized to do so, executed the foregoing Special Warranty Deed for the purpose therein contained by signing his name as sole member of the limited liability company.

WITNESS my hand and official seal, at office in White Plains, New York this 10th day of August 2021.

_____
NOTARY PUBLIC

MICHAEL WOJTUSIAK
Notary Public, State of New York
Reg. No. 01WO6365984
Qualified in Dutchess County
Commission Expires 10/23/2021

My Commission Expires: 10/23/21

EXHIBIT A

[Legal Description]

Tract 1

Land in Davidson County, Tennessee, being Lot 2 as shown on the Resubdivision of Lot 1 of Partition Plat of Wal-Mart Liberty Subdivision of record in Instrument No. 20160314-0024242, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more particular description.

Also described as:

Land in Davidson County, Tennessee, being part of Lot 1 on the plan of Partition Plat of Wal-Mart Liberty Subdivision of record in Instrument Number 20131115-0118339, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Tract 2

TOGETHER WITH that certain **easement for access** as shown on the **Plat** of record in **Instrument No. 20131115-0118339**, Register's Office for Davidson County, Tennessee.

TOGETHER WITH rights under the **Access Easement** dated as of March 31, 2016 of record in **Instrument No. 201604010-031202** in the Register's Office for Davidson County, Tennessee.

TOGETHER WITH rights under the **Utility Easement Agreement** dated as of March 31, 2016 of record in **Instrument No. 20160401-0031203** in the Registers Office for Davidson County, Tennessee.

TOGETHER WITH appurtenant easements established pursuant to the **Declaration of Easements, Covenants and Restrictions** dated March 31, 2016, of record at **Instrument No. 201604010-031204**, in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Shihadeh Property Holdings, LLC, a New York limited liability company, on December 14, 2016, by Special Warranty Deed from CHM Rivergate, LLC, a Tennessee limited liability company, recorded on December 14, 2026, as Instrument No. 20161214-0131404, Register's Office for Davidson County, Tennessee.

EXHIBIT B

[Permitted Exceptions]

1. Property Taxes required to be paid in the year 2021 and subsequent years for Map-Par. 026-00-0-178.00, which are expressly assumed by the Grantee.

2. Matters shown on the Plan of record as Instrument No. 20160314-0024242, Register's Office of Davidson County, Tennessee.

3. Easement of record in Book 4079, page 368, Register's Office of Davidson County, Tennessee.

4. Declaration of Restrictions and Covenants for Storm Water Facilities and Systems of record in Instrument No. 20130924-0100383, Register's Office of Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20131014-0107385 and Instrument No. 20131014-0107398, Register's Office of Davidson County, Tennessee.

6. Declaration of Maintenance Covenants in Instrument No. 20160401-0031200, Register's Office of Davidson County, Tennessee.

7. Conditions and Restrictions of record in Instrument No. 20160401-0031201, Register's Office of Davidson County, Tennessee.

8. Access Easement of record in Instrument No. 20160401-0031202, Register's Office of Davidson County, Tennessee.

9. Utility Easement Agreement of record in Instrument No. 20160401-0031203, Register's Office of Davidson County, Tennessee.

10. Declaration of Easements, Covenants and Restrictions contained in instrument of record in Instrument No. 20160401-0031204, Register's Office of Davidson County, Tennessee.