THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 707164 DEEDWARR
08/30/2021 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $3,274.50
20210830-0116809

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
A & M Partnership 202 Clarendon Circle Franklin, TN 37069	Owner	120-01-0-153.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **I, Najah Al Ikaby**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **A & M Partnership**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Beginning in the center of the right-of-way of the Old Murfreesboro Pike at the most southeast corner of the property conveyed to University of Nashville by deed from W. A. Dickson and wife, of record in Book 1320, page 478, Register's office for said County; thence with the center of said Murfreesboro Pike, south 5405 degrees east 119 feet; thence north 46 degrees east 290 feet; thence north 2.75 degrees east 480 feet, more or less, to a point in the northern boundary line of the original tract of 7.335 acres conveyed to Otto Uthman and wife, by deed from American Property Company, of record in Book 1072, page 55, said Register's Office; thence north 84.75 degrees west 15 feet, more or less, so a point which is north 84.75 west 205.5 feet from the northeast corner of said 7.335 acre tract; thence south 54.5 degrees west 74 feet; thence south 30.75 degrees west 171.5 feet; thence south 11.5 degrees west 326 feet; thence south 46 degrees west 139 feet to the beginning.

BEING the same property conveyed to G.O. Uthman and Charles Uthman by deed from Otto Uthman and wife, Martha Uthman, of record in Book 2445, page 41, Register's Office for said County; the said G.O. Uthman having since died, devising his interest in said property to Ruth B. Uthman by Will of record in will Book 55, pages 586-592, Probate Court of Williamson County, Tennessee; said will being recorded in Book 9462, page 244, Register's Office for Davidson County, Tennessee. Ruby B. Uthman conveyed her husband's one—half interest in the property to Charles Uthman by Quitclaim Deed of Record in Book 9497, page 820, Register's Office for Davidson County, the Said Charles Uthman having since died, devising the property to Mary Elizabeth Tanksley Uthman by will of record in will Book 206, page 677, Probate Court for Davidson County, Tennessee, the said Mary Elizabeth Tanksley Uthman having since died, devising said property to Frank Barr Tanksley by will of record in Will Book 224, page 86, Probate Court for Davidson County, Tennessee, and in Instrument No. 20001116—0113633, said Register's Office.

Included in the above description, but excluded from the conveyance herein, is the property conveyed to Fred C. Hardeman by Deed of Gift from Charles Uthman of record in Book 9490, page 977, said Register's Office, and more sully described below:

Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron fence post, which is located 10 feet west of concrete curb and N 45 Degrees 41' E, 255.3 feet from a point at a storm sewer cover adjacent to Murfreesboro Road, and west of driveway leading up to Shell's Restaurant; thence N 03 degrees 48' East for 480.2 feet to iron pin; thence S 56 degrees 07' W 72.2 feet to iron pin; thence S 32 degrees 09' W 172.88 feet to existing monument; thence S 13 degrees 18' W 102.58 feet, more or less, to iron pin; thence S 48 degrees 49' E (distance unknown) back to beginning point at iron fence post.

Being the same property conveyed to Fred C. Hardeman by Deed of Gift from Charles

Uthman of record in Book 9490, page 977, Register's Office of Davidson County, Tennessee.

Current derivation for this conveyance: Being the same property conveyed to Najah Alikaby, unmarried, by deed from Frank Carr Tanksley, unmarried, of record in Instrument No. 20020124-0010128, filed on 01/24/2002, Davidson County Register of Deeds; and further conveyed to Najah Alikaby and Song Suk Yi by Quitclaim Deed from Najah Alikaby of record in Instrument No. 20040220-0019719, filed on 02/20/2004, Davidson County Register of Deeds. Song Suk Yi is now deceased, having died on May 10, 2008. Her Last Will and Testament is probated at the Davidson County, Tennessee Probate Court under Docket No. 08P-1409, wherein the property is devised to Najah Al-Ikaby, making him so sole owner. Najah Alikaby is one and the same as Najah Al-Ikaby. See also Affidavit of Inheritance of Real Estate of record in Instrument No. 20140509-0040006, Register's Office for Davidson County, Tennessee.

This property commonly known as 1208 Murfreesboro Pike, Nashville, TN 37217.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its 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 27 **day of August, 2021**:

NAI
Najah Al Ikaby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Najah Al Ikaby,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27 day of August, 2021:

Notary Public

My Commission Expires: 7-17-22

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$885,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 27 DAY OFAugust, 2021.

Notary Public

My Commission Expires: 7-17-22

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Certificate of Authenticity
for Electronically Filed Document

I, Amanda Minor, do hereby make oath that I am a licensed attorney and/or 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 August 27, 2021 (date of document).

Date: August 27, 2021

Amanda Minor
Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 27th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON