Karen Johnson Davidson County
Batch# 716973 DEEDWARRSP
09/15/2021 11:10:30 AM 7 pgs
Fees: $38.00 Taxes: $27,380.00
20210915-0123777

This Instrument Prepared By and After Recording Return To:	Name and Address of Property Owner:	Property Address:
Riverside Abstract 1 Paragon Drive Suite 150B Montvale, NJ 07645 718.252.4200	HADJ, LLC c/o Jerrold A. Fine 3637 Motor Ave Ste. 200 Los Angeles, CA 90034	7601 Highway 70 Final Plat Resubdivision of Sections One, Three and Four of Bellevue Village, Lot # 4 Davidson County, TN
	Mail Tax Bills to: Property Owner	**Tax Parcel ID #:** 142-00-0-221

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into effective the 3rd day of September, 2021, by and between **W G BELLEVUE GENERAL PARTNERSHIP**, a Tennessee general partnership (collectively "**Grantors**"), and **HADJ, LLC**, a Tennessee limited liability company ("**Grantee**").

W I T N E S S E T H:

That for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantors have this day bargained and sold and, by these presents, do hereby transfer and convey unto Grantee the tract or parcel of land located in Davidson County, Tennessee, being more particularly described in **Exhibit A** (the "**Property**") attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property together with all the improvements thereon and the appurtenances and hereditaments thereunto appertaining unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTORS COVENANT with Grantee that they are lawfully seized in fee of the Property; that Grantors have good and lawful right to sell and convey the same; that the same is unencumbered except for except for 2021 City and County ad valorem property taxes not yet due and payable, which, as of the date of this conveyance, Grantee hereby assumes and agrees to pay; zoning ordinances which affect the property described herein; and the permitted encumbrances set forth on **Exhibit B**, attached hereto and incorporated herein by reference, to all of which this conveyance is expressly made subject; and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons whomsoever. All warranties of Grantors herein contained are expressly limited to those persons or parties claiming by, through or under Grantors and not otherwise.

[Counterpart Signature and Acknowledgment Pages Follow]

SPECIAL WARRANTY DEED

Signature and Acknowledgment Page

IN WITNESS WHEREOF, the undersigned Grantor has caused this deed to be signed as of the day and year first above written.

W G BELLEVUE GENERAL PARTNERSHIP,
a Tennessee general partnership

By: _____
RAYMOND ZIMMERMAN

Title: Managing Partner

STATE OF New York §
§
COUNTY OF New York §

BEFORE ME, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared Raymond Zimmerman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Managing Partner of **W G BELLEVUE GENERAL PARTNERSHIP**, a Tennessee general partnership, the within named bargainor, and that he as the Managing Partner of the Partnership, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by himself as the Managing Partner.

WITNESS MY HAND and Notarial Seal at office this 26th day of August, 2021.

_____
Notary Public

My commission Expires:
May 16 2023

[affix seal]

NAJMA HANEEF
Notary Public - State of New York
NO. 01HA6320356
Qualified in New York County
My Commission Expires May 16

NAJMA HANEEF
Notary Public - State of New York
NO. 01HA6320356
Qualified in New York County
My Commission Expires May 16, 202

EXHIBIT "A" TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

The Land is described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Final Plat Resubdivision of Sections One, Three and Four of Bellevue Village of record in Plat Book 9700, Page 696, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same property conveyed to W G Bellevue General Partnership by Special Warranty deed from Bellevue Village Shopping Center, L.L.C. of record in Book 11749, page 556, Register's Office for Davidson County, Tennessee, dated October 27, 1999 and recorded on November 10, 1999. (Value or consideration shown in aforementioned deed $942,290.00.)

The following is for informational purposes only:
Property Address: 7601 Highway 70
Final Plat Resubdivision of Sections One, Three and Four of Bellevue Village, Lot # 4
Davidson County, TN
142-00-0-221

EXHIBIT "B" TO SPECIAL WARRANTY DEED

PERMITTED ENCUMBRANCES

1. Intentionally Deleted

2. Intentionally deleted

3. Intentionally Deleted

4. Intentionally Deleted

5. Intentionally Deleted

6. The following matters disclosed on a certain ALTA/NSPS Land Title Survey prepared by AEI Consultants, bearing the certification of Ernest C. Drake, dated July 22, 2021, designated Job No. 442508:

   1) Concrete/asphalt curbing, pavement and walkway encroachments along and over property lines

7. Intentionally Deleted

8. Intentionally Deleted

9. Taxes for the year 2021, a lien not yet due and payable.

10. Intentionally Deleted

11. Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 696 & 697, Register's Office for Davidson County, Tennessee.

12. Terms and provisions of Lease as reference in Memorandum of Lease of record in Book 11027, page 249, and Assignment of Lease of record in Book 11749, Page 563, Register's Office for Davidson County, Tennessee.

13. Ratification Agreement of record in Book 11027, Page 256, Register's Office for Davidson County, Tennessee.

14. Consent and Agreement of record in Book 11027, Page 260, Register's Office for Davidson County, Tennessee.

15. Easements, Covenants and Restrictions of record in Book 11027, Page 191 and Book 11027, Page 206, in the Register's Office for Davidson County, Tennessee.

16. Restrictive Covenants, and Terms and conditions on a Short Form Lease of record in Book 5385, Page 404, as to Owner's Waiver and Consent of record in Book 7596, Page 614, in the Register's Office for Davidson County, Tennessee.

17. Subject to all matters as being set out including but not limited to an easement of record in Book 4562, Page 472, Book 5219, Page 803, Book 7919, Page 746, Book 7919, Page 749 and Book 7919, Page 752, in the Register's Office for Davidson County, Tennessee.

18. Intentionally Deleted

19. Overhead Line Easement of record in Book 5481, Page 439 and Book 5596, Page 803, in the Register's Office for Davidson County, Tennessee.

20. Grant of Gas Service Line or Fuel Line Easement of record in Book 5578, Page 50, in the Register's Office for Davidson County, Tennessee.

21. Intentionally Deleted

22. Intentionally Deleted

23. Reciprocal Easement and Development Agreement of record in Book 5364, Page 790, as being amended in Book 5579, Page 493 and as being Partially Released in Book 8323, Page 261, in the Register's Office for Davidson County, Tennessee.

24. Intentionally Deleted

25. Restrictive covenants and terms and conditions contained in Memorandum of Lease between Stewart F. Kresge, Trustee and Pic 'N Pay Shoes of Tennessee, Inc., of record in Book 5554, Page 395, Register's Office for Davidson County, Tennessee.

26. Intentionally Deleted

27. Dedication of sidewalk easement(s) and or right(s) of way dated February 23, 2021. between W G Bellevue General Partnership and Metropolitan government of Nashville and Davidson County Tennessee

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I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the Property transferred, whichever is greater, is $7,400,000.00, which amount is equal to or greater than the amount which the Property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26 day of August, 2021.

Notary Public

My Commission Expires: April 30, 2025

Transfer Tax	$	.00
Recording Fee	$	.00
E-file	$	.00
Register's Fee		$1.00
DP Fee		$2.00
Total	$	.00

A. G. CARRION JR.
Notary Public - California
Los Angeles County
Commission # 2356173
My Comm. Expires Apr 30, 2025

True Copy Certification

I, Noami Sidarenka, 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 September 3, 2021.

Affiant Signature

September 3, 2021

Date

State of New Jersey

County of Montvale

Sworn to and subscribed before me this 3th day of September, 2021.

Notary's Signature

Aryeh Lazarus, Esq.
Attorney at Law
State of New Jersey