Karen Johnson Davidson County
Batch# 719150 DEEDWARRSP
09/17/2021 11:13:06 AM 8 pgs
Fees: $43.00 Taxes: $1,295.00
20210917-0125220

This Instrument Prepared By:
Houston Howell
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Nawaf Albarati 371 Childe Harolds Circle Brentwood, TN 37027	Nawaf Albarati 371 Childe Harolds Circle Brentwood, TN 37027	16400033300

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Fifty Thousand and No/100 Dollars ($350,000.00).

SAMIA Y. MACKAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

SUBSCRIBED AND SWORN TO before me, this the 10 day of September, 2021.

Notary Public

My Commission Expires: 03-06-2024

For and in consideration of the sum of Three Hundred Fifty Thousand and No/100 Dollars ($350,000.00), the receipt and sufficiency of which are hereby acknowledged, Two Pikes, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Nawaf Albarati, a Tennessee resident, and Moad Albarati, a Tennessee resident, as tenants in common (collectively, "Grantee"), their heirs, successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property located on Murfreesboro Road, Antioch, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B, attached hereto and incorporated herein, by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, in fee simple forever.

Grantor covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Property for Grantee, its successors, and assigns against the lawful claims of all persons whomsoever claiming title as against all acts of the Grantor herein and no other.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 10th day of September, 2021.

GRANTOR:

TWO PIKES, LLC, a Tennessee limited liability company

By: _____
C. Hunter Nelson, Managing Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Katherine K Smith, a Notary Public of said County and State, personally appeared C. Hunter Nelson, 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 Member of Two Pikes, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Managing Member.

Witness my hand and seal, at Office in Nashville, Tennessee, this 10th day of September, 2021.

_____
Notary Public

My Commission Expires: May 5, 2025

KATHERINE KNELL SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1

LAND SITUATED IN THE 32ND CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT ALONG THE SOUTHWEST RIGHT OF WAY OF MURFREESBORO PIKE ROAD, WITH A TN STATE PLANE COORDINATE OF NORTH 623,647.1127, EAST 1,788,429.0739, SAID MONUMENT BEING THE NORTHEAST CORNER OF STEADFAST DISCOVERY, LLC (INSTRUMENT NO. 20170728-0076822, REGISTER'S OFFICE OF DAVIDSON COUNTY, R.O.D.C.) AND BEING THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED HERE-ON;

THENCE, ALONG THE SOUTHWEST RIGHT OF WAY OF MURFREESBORO PIKE ROAD, S 42°00'49" E, FOR A DISTANCE OF 666.76 FEET TO AN IRON PIN SET, SAID PIN BEING THE NORTH CORNER OF NAZIM JAFFER AND RUBINA JAFFER (INSTRUMENT NO. 20100804-0061512, R.O.D.C.) AND BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, ALONG THE NORTHWEST BOUNDARY OF JAFFER, S 56°48'58" W, FOR A DISTANCE OF 334.34 FEET TO AN IRON PIN SET, SAID PIN BEING ALONG THE NORTHEAST CORNER OF MDHA (INSTRUMENT NO. 20200625-0068669, R.O.D.C.);

THENCE, BEING BOUNDED ON THE SOUTH BY MDHA AND SUBSEQUENTLY CRP/ECG CANE RIDGE, LLC (INSTRUMENT NO. 20210630-0088453, R.O.D.C.), THE FOLLOWING FIVE (5) CALLS:

1) N 33°09'26" W, FOR A DISTANCE OF 290.12 FEET TO AN IRON PIN SET;
2) S 44°27'16" W, FOR A DISTANCE OF 837.40 FEET TO AN IRON PIN SET;
3) S 41°42'14" W, FOR A DISTANCE OF 932.48 FEET TO AN IRON PIN SET;
4) S 48°0'14" W, FOR A DISTANCE OF 159.56 FEET TO AN IRON PIN SET;
5) S 48°0'14" W, FOR A DISTANCE OF 1120.73 FEET TO AN IRON PIN SET, SAID PIN BEING ON THE NORTH BOUNDARY LINE OF METRO GOVT M MISC (INSTRUMENT NO. 20100303-0016291, R.O.D.C) AND ALSO BEING THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, S 78°56'54" W, FOR A DISTANCE OF 247.21 FEET TO AN IRON PIN SET, SAID PIN BEING THE SOUTHEAST CORNER OF PROPERTY OWNED BY METRO GOVERNMENT (INSTRUMENT NO. 20150911-0092568, R.O.D.C); THENCE, WITH THE EAST BOUNDARY OF SAID METRO PROPERTY, THE FOLLOWING TWO (2) CALLS:

1) N 13°53'29" W, FOR A DISTANCE OF 187.85 FEET TO AN IRON PIN SET;
2) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 360.00 FEET, AN ARCH LENGTH OF 73.12 FEET, A DELTA ANGLE OF 11° 38' 13", A CHORD BEARING OF N 22°30'42" W, AND A CHORD DISTANCE OF 72.99 FEET TO AN IRON PIN FOUND, SAID PIN BEING THE SOUTHWEST CORNER OF CANE RIDGE ELEMENTARY (INSTRUMENT NO. 20110718-0054865, R.O.D.C.), SAID PIN BEING THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, N 47°50'18" E, FOR A DISTANCE OF 631.19 FEET TO AN IRON PIN SET, SAID PIN BEING ON THE SOUTHWEST BOUNDARY OF MOUNTAIN SPRINGS PHASE 3 (INSTRUMENT NO. PL-20190703-0064896, R.O.D.C.);

THENCE, WITH THE SOUTHERN BOUNDARY OF MOUNTAIN SPRINGS PHASE 3, THE FOLLOWING TWO (2) CALLS:

1) S 46°14'20" E, FOR A DISTANCE OF 104.70 FEET TO AN IRON PIN SET;
2) N 47°59'12" E, FOR A DISTANCE OF 394.53 FEET TO AN IRON PIN FOUND, SAID IRON PIN BEING THE SOUTHWEST CORNER OF SAID STEADFAST DISCOVERY, LLC;

THENCE, ALONG THE SOUTHEAST BOUNDARY OF STEADFAST DISCOVERY, LLC, THE FOLLOWING TWO (2) CALLS:

1) N 47°48'00" E, FOR A DISTANCE OF 328.90 FEET TO AN IRON PIN SET;
2) N 41°50'58" E, FOR A DISTANCE OF 2077.34 FEET, TO THE POINT OF BEGINNING, CONTAINING 25.199 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON & ASSOCIATES, P.C. ON DECEMBER 2019.

BEING A PORTION OF THE PROPERTY CONVEYED TO BELZ-MCDOWELL PROPERTIES BY DEED FROM MURFREESBORO ROAD LIMITED, A LIMITED PARTNERSHIP, OF RECORD IN DEED BOOK 4699, PAGE 101, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE PROPERTY CONVEYED TO BELZ-MCDOWELL PROPERTIES BY DEED FROM J. E. THOMPSON AND WIFE, NELLIE G. M. THOMPSON, OF RECORD IN DEED BOOK 4713, PAGE 299, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE PROPERTY CONVEYED TO TWO PIKES, LLC BY DEED FROM WCO HOUSING VENTURES, LLC, OF RECORD IN INSTRUMENT NO. 20200106-0001755, SAID REGISTER'S OFFICE.

AND BEING ALL OF THE SAME PROPERTY CONVEYED TO TWO PIKES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, UNDER THAT BOUNDARY LINE AGREEMENT OF RECORD IN INSTRUMENT NO. 20210917-0125217, SAID REGISTER'S OFFICE.

EXHIBIT B

ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.

2. All matters shown on the Plan of record as Instrument Number 20070423-0048112 and Surveyors Certificate of Street Name Change of Record in Instrument Number 20080527-0053504 and Instrument Number 20151007-0102177, Register's Office of Davidson County, Tennessee.

3. Right of Way Easement to Colonial Pipeline Company of record in Book 4578, page 371, in said Register's Office.

4. Easement granted to Southern Bell Telephone and Telegraph Company of record in Book 1237, Page 149, and Book 1083, Page 273, Register's Office for Davidson County, Tennessee.

5. Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20070216-0019976, Register's Office for Davidson County, Tennessee.

6. Terms and conditions contained in Monument Sign Easement of record in Instrument Number 20070423-0048125 and Instrument Number 20070423-0048126, Register's Office for Davidson County, Tennessee.

7. Easement to American Telephone and Telegraph Company of record in Book 1224, Page 261, Register's office for Davidson County, Tennessee.

8. Right of Way Easement of record in Book 3619, page 533, and Book 3616, page 453, with a Partial Release of Right of Way and Supplemental Agreement of record in Book 4542, page 131, in said Register's Office.

9. Stormwater Detention Agreement of record in Instrument Number 20030902-0126875, Register's Office for Davidson County, Tennessee.

10. Grant of Transmission Line Easement of record in Instrument No. 20070614-0071446, in said Register's Office.

11. Commercial Sign Easement of record in Instrument Number 20070423-0048127, Register's Office for Davidson County, Tennessee.

12. Temporary Construction Access Easement of record in Instrument Number

20070423-0048124, Register's Office for Davidson County, Tennessee.

13. Cross Access Easement Agreement of record in Instrument Number 20070423-0048123, Register's Office for Davidson County, Tennessee.

14. Perpetual Easement for Construction and Maintenance of Transmission lines of record in Book 4417, page 692, in said Register's Office.

15. Easement for Transmission Line of record in Book 4425, page 582, in said Register's Office.

16. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20070216-0019976, Register's Office for Davidson County, Tennessee.

17. Easement as set out in Judgement for the Taking in Book 11335, page 609, and Instrument No. 20021017-0127752, in said Register's Office.

18. Right of Way Agreement of record in Book 5909, Page 918, Register's Office for Davidson County, Tennessee.

19. Storm Water Detention Agreement of record in Instrument Number 20030902-0126875, Register's Office for Davidson County, Tennessee.

20. Easements of record in Book 3570, Page 13; Book 3571, Page 599 and Book 1224, Page 261; and Book 2400, Page 66, Register's Office for Davidson County, Tennessee.

21. Easements to Comcast and Tennessee Telephone Company of record in Instrument Number 20080812-0083041 and Instrument Number 20081014-0103420, Register's Office for Davidson County, Tennessee.

22. Easement of record in Book 4699, Page 101, Register's Office for Davidson County, Tennessee.

23. Access and Construction Easement to WCO Hobson, LP, of record in Instrument No. 20210917-0125216, Register's Office for Davidson County, Tennessee.

24. Access and Construction Easement to CRP/ECG Cane Ridge, L.L.C., of record in Instrument No. 20210910-0121845, Register's Office for Davidson County, Tennessee.

25. Cross Access Easement of record in Instrument No. 20210917-0125219, Register's Office for Davidson County, Tennessee.

26. Temporary Construction and Grading Easement of record in Instrument No. 20210917-0125218, Register's Office for Davidson County, Tennessee.

27. Boundary Line Agreement, of record in Instrument No. 20210917-0125217, Register's Office for Davidson County, Tennessee.