This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

Karen Johnson Davidson County
Batch# 720046 DEEDWARRSP
09/20/2021 11:01:30 AM 6 pgs
Fees: $33.00 Taxes: $2,220.00
20210920-0125937

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
710 Endeavors LLC c/o Thompson Burton PLLC 6100 Tower Circle, Suite 200 Franklin, TN 37067	710 Endeavors LLC c/o Thompson Burton PLLC 6100 Tower Circle, Suite 200 Franklin, TN 37067	Map Parcel No. 083-05-0-087.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **BADER MOHD CORP.**, a Tennessee corporation, (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **710 ENDEAVORS LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 13 day of September, 2021, but is effective as of the ~~13~~ 16th day of September, 2021.

GRANTOR:

BADER MOHD CORP.,
a Tennessee corporation

By: _____
Name: Samah Dasouqi
Its: Owner

STATE OF ~~TENNESSEE~~ Florida

COUNTY OF SAINT LUCIE

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Samah Mohammad Dasouqi, the OWNER of Bader Mohd Corp., a Tennessee corporation, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Florida Drivers License executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Samah Mohammad Dasouqi, as such OWNER.

Witness my hand and official seal this 13 day of September, 2021.

My Commission Expires:

08-22-2025

_____
Notary Public

LOUIS MONTALBANO
Notary Public - State of Florida
Commission # HH 163065
My Comm. Expires Aug 22, 2025
Bonded through National Notary Assn.

STATE OF TENNESSEE

COUNTY OF Williamson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $600,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 14 day of September, 2021.

NOTARY PUBLIC

My Commission Expires: 11-5-24

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-05-2024

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot No.'s 9 and 10, Baxter's Eastwood Place, of record in Plat Book 421, page 9, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BEDER MOHD CO. by deed from JOSEPH SANTORO AND JOAN M. SANTORO, HUSBAND AND WIFE, dated October 5, 2000, of record in Instrument No. 20020315-0032902, said Register's Office.

Also, being the same property conveyed to BADER MOHD CORP., by correction deed from JOSEPH SANTORO AND WIFE, JOAN M. SANTORO, dated September 1, 2004, of record in Instrument No. 20040909-0109279, said Register's Office.

Also, being the same property divested from BADER MOHD CORP., and vested in ASHUROV SHAVKAT by Final Decree Confirming Sale, dated December 4, 2015, of record in Instrument No. 20160121-0006230, said Register's Office.

Also, being the same property divested from SHAVKAT ASHUROV and vested in BADER MOHD CORP., by Decree for Redemption, dated December 9, 2016, of record in Instrument No. 20170217-0016539, said Register's Office.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2021, and subsequent years, a lien not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 421, Page 9, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Carole M. Maxson, 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 16, 2021** (date of document).

Carole M. Maxson

9/16/21
Date

STATE OF TENESSEE)
COUNTY OF WILLIAMSON)

On 9/16/21, before me, the undersigned, personally appeared Carole M. Maxson, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 11.5.25

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-05-2024