SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 741498 DEEDWARRSP
10/22/2021 10:26:30 AM 5 pgs
Fees: $28.00 Taxes: $18,500.00
20211022-0142002

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $5,000,000.00.

Affiant

Subscribed and sworn to before me, this the 19 day of October, 2021.

Notary Public

My commission expires: 7/19/25

MEAH THOMSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 7-19-2025

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Jacob Giesecke

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Walton_240 N 5th Avenue-Nashville, LLC 2404 Crestmoor Drive Nashville, Tennessee 37215	New Owner	093-02-3-045.00

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, ABRAHAM DABIT and FARAH DABIT, as tenants in common (individually and collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto WALTON_240 N 5TH AVENUE-NASHVILLE, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property known as 240 5th Avenue North, Nashville, Tennessee 37219 (aka 240 Rep. John Lewis Way N).

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for the taxes for the 2021 and all subsequent years and the representations and limitations as expressly provided for herein.

Each Grantor further covenants and binds himself/herself, his/her successors, assigns and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any persons claiming by, through, or under Grantor, but not further or otherwise. Aforesaid property being a commercial property and not a marital residence of either Grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 18th day of October, 2021.

GRANTOR:

Abraham Dabit
ABRAHAM DABIT

STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF Charleston

On this 18th day of October, 2021, before me personally appeared Abraham Dabit, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand and seal, at office in Charleston, South Carolina, ~~Tennessee~~, this the 18th day of October, 2021.

NOTARY PUBLIC

My Commission Expires: 5-28-2030

VINCENT GRANT
Notary Public
State of South Carolina
My Commission Expires May 28, 2030

GRANTOR:

FARAH DABIT

STATE OF TENNESSEE
COUNTY OF Davidson

On this ___ day of October, 2021, before me personally appeared Farah Dabit, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17 day of October, 2021.

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 7/9/2022

Exhibit A

Legal Description

Situate in the City of Nashville, beginning at a point on the East line of Fifth Avenue North (formerly North Summer Street) forty-two feet six inches (42' 6") from the Southeast corner of Union and Fifth Avenue North: thence running Southwardly along the East margin of said Fifth Avenue 42 feet; thence Eastwardly and parallel with said Union Street, 75 feet to an alley; thence Northwardly along the West line of said alley, 42 feet; thence Westwardly 75 feet to the beginning. For further and full particulars, see Book 388, Page 736, Register's Office for Davidson County, Tennessee and deed of the Jesse French Piano and Organ Company to the said Henry Gennett, there recorded, dated November 7, 1910.

Being the same property conveyed to Farah Dabit and Hanna Anki by Warranty Deed of record in Book 9922, Page 859, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Abraham Dabit as tenant in common with Farah Dabit by Warranty Deed from Hanna Anki of record in Instrument No. 20050217-0029481, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, CASEY M. KELLER, 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 10/19/21 (date of document).

Affiant Signature

10/19/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

