THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

34900-1
Box #14

ADDRESS NEW OWNER:

W & S Inc.
ATTN: Wael Beskales
2804 Gallatin Pike,
Nashville, TN 37216

SEND TAX BILLS TO:

New Owner

MAP-PARCEL NOS.

17210015200

Karen Johnson Davidson County
Batch# 799589 DEEDWARR
02/03/2022 09:54:33 AM 4 pgs
Fees: $23.00 Taxes: $4,939.50

20220203-0012793

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, John Lynn Dortch and Durenda Wilkinson Hood (hereinafter collectively referred to as the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto W & S Inc., a Tennessee corporation (hereinafter referred to as the "Grantee"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being in the 11th, formerly the 18th, Civil District of said County:

BEGINNING at a point in the center of the Gallatin Pike at the Southwest corner of the property conveyed to Annie White Ewing by deed from Lou L. Stratton, of record in Book 534, Page 322, Register's Office for said County; thence, with the said White's southerly line, South 72 1/2 degrees East 615 feet; thence, South 17 1/2 degrees West 105 feet to the Southeast corner of the original tract of 305 feet, formerly owned by Mrs. Stratton; thence, with the southerly line of same, North 72 1/2 degrees West 615 feet to the center of the Gallatin Pike; thence, with the same, North 17 ½ degrees East 105 feet to the BEGINNING.

Being all of the same property conveyed to J. W. Wilkinson and wife, Emma Stone Wilkinson by Deed dated June 5, 1931, from B. R. Kennedy, Executor under the Last Will and Testament of Lou Lanier Stratton, deceased, and Mrs. Dorothea L. Gore, Herbert L. Anderson and Elizabeth Andrews, the beneficiaries under said Will of record in Book 876 Page 138, Register's Office for Davidson County, Tennessee. J. W. Wilkinson, also known as John William Wilkinson, died October 5, 1961 and title vested in Emma Stone Wilkinson as surviving tenant by the entirety. Emma Stone Wilkinson died May 1, 1970 leaving a Last Will and Testament which was admitted to probate on June 1, 1970 under Case No. 54659, Davidson County, Tennessee Probate Court, with a copy of the Will appearing in Will Book 97, page 744. Pursuant to Emma Stone Wilkinson's Will, the property was devised to Georgia Emogene Dortch (being one and the same as Georgia Emogene Dortch) and Jamie William Wilkinson. Georgia Emogene Dortch died June 27, 2002 leaving a Last Will and Testament which was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division under Case No. 02P-1274. Pursuant to Jamie William Wilkinson's Will, his one-half (50.0%) interest in the subject property was left with the real property being subject to administration by the Executor of the Estate, John M. Dortch. That one-half (50.0%) interest in the subject property was further conveyed to John Lynn Dortch by Executor's Deed dated April 23, 2003, from John M. Dortch, Executor of the Estate of Georgia Emogene Dortch, of record in Instrument No. 20030519-0068121, Register's Office for Davidson County, Tennessee. Jamie William Wilkinson died intestate on February 2, 2008. His Estate was administered in the Probate Court for Sumner County, Tennessee under Case No. 2008P-56, with Durenda Wilkinson Hood identified and determined to be the sole heir-at-law of

Jamie William Wilkinson. Affidavits of Heirship are recorded as Instrument Nos. 20211027-0144312 and 20211129-0156976, Register's Office for Davidson County, Tennessee. Title is now vested in John Lynn Dortch, as to a 50% undivided interest, and Durenda Wilkinson Hood, as to a 50% undivided interest, as tenants in common.

THIS is improved commercial property known as 2804 Gallatin Pike, Nashville, TN 37216.

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, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantors have executed this instrument this 1st day of February, 2022.

John Lynn Dortch

Durenda Wilkinson Hood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Lynn Dortch, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 1st day of February, 2022.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Durenda Wilkinson Hood, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 1st day of February, 2022.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,335,000.00.

Affiant

Subscribed and sworn to before me this
1st day of February, 2022.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2022 and subsequent years, not yet due and payable. Map and Parcel 17210015200. Current year taxes have been assumed by the Grantee.

3. Subject to the right-of-way of Gallatin Pike.

4. Rights of the public to the use of that part of the land described herein within the bounds of Gallatin Pike.

5. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act (7 U.S.C. §§499a, et seq.) or the Poultry and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.