THIS INSTRUMENT PREPARED BY:
Mollie A. Gass, Esq.
Rudy Winstead Turner, PLLC
2010 21st Ave. S.
Nashville, Tennessee 37212

22-1-091
Register Return To:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 836105 DEEDWARRSP
04/07/2022 12:08:12 PM 3 pgs
Fees: $18.00 Taxes: $5,365.00

20220407-0040531

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $1,450,000.00

Affiant

SUBSCRIBED AND SWORN to before me, his 5 day of April, 2022.

Notary Public
My Commission Expires: _____
Affix Seal]

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 26, 2022
COUNTY OF WILLIAMSON

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Osama Y Hezkyal and Fahim Eryan 1497 County Hospital Rd Nashville, TN 37218	Same	080-08-0-310.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged Plaza West, Inc., a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Osama Y Hezkyal, a married man, and Fahim S. Eryan, a married man (collectively, the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

A parcel of land in Davidson County, Tennessee, marked "Jim Dandy Market", as shown on the Revised Plan of Bordeaux Hills, Section 8-A, of record in Book 5060, Page 99, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the intersection of the northwesterly margin of County Hospital Road and the southerly right of way line of the Illinois Central Railroad; thence with said right of way line North 47 deg. 59' 29" West 284.48 feet to a point, thence South 67 deg. 43' 46" West 45.39 feet to an iron pin, said pin being the most northerly corner of Lot No.558 on the Revised Plan of Bordeaux Hills, Section 8-A, thence South 12 deg. 35' 54" East 151.54 feet to an iron pin, thence South 1 deg. 02' 35" East 160.70 feet to an iron pin; thence South 52 deg. 29' East 90 feet to a point in the westerly margin of County Hospital Road thence North 37 deg. 31' East 239.78 feet to the point of beginning.

Being the same property conveyed to NABIL R. YAFAI, by deed from RONALD PARDUE AND WIFE, SUE PARDUE, of record in Instrument No. 20031125-0171380, dated November 24, 2003, said Register's Office.

Also, being the same property conveyed to PLAZA WEST, INC., A TENNESSEE CORPORATION, by deed from NABIL R. YAFAI, dated December 6, 2019, of record in Instrument No. 20191211-0127736, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, and its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

[SIGNATURE AND NOTARY ACKNOWLEDGEMENT ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor executed this instrument on the 5th day of April, 2022.

GRANTOR:

Plaza West, Inc.,
a Tennessee corporation

By: Nabil Yafai
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of said County and State, personally appeared Nabil Yafai, the President of Plaza West, Inc., a Tennessee corporation, the within named bargainer, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged her/himself to be the President of Plaza West, Inc., a Tennessee corporation, and that s/he, as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 5th day of April, 2022.

Maria C Moore
NOTARY PUBLIC

My Commission Expires: 3-6-2024

MARIA C MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024