WARRANTY DEED

Karen Johnson Davidson County
Batch# 836354 DEEDWARR
04/08/2022 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $10,545.00
20220408-0040940

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,850,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ON 04/01/2022

NOTARY PUBLIC

MY COMMISSION EXPIRES

KRISTIN T. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3100

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Hickory Hollow Market, LLC	Lineage Bank	163-00-0-248.00
5306 A-D Hickory Hollow Pkwy	120 5th Ave N	
Antioch, TN 37013	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Emad Megaly and Sherin Abdelmalak, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hickory Hollow Market, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in the 1st Civil District of Davidson County, Tennessee.

Bounded on the South by Hickory Lane and on the West by Hickory Hollow Parkway, and being Lot No. 8A, Section Eleven, Hickory Hollow Mall, of record in Plat Book 5190, Page 327, Registers Office of Davidson County, Tennessee, more particularly described according to a survey of Barge, Waggoner, Sumner & Cannon, dated October 4, 1977, revised October 20, 1977 and April 25, 1979, as follows:

Beginning at a point in the Easterly margin of Hickory Hollow Parkway, 280.18 feet from the center line of Bell Road; thence North 46 degrees 51 minutes 49 seconds East, 187.34 feet to a point; thence South 43 degrees 08 minutes 11 seconds East, 124.0 feet to a point; thence South 33 degrees 37 minutes 12 seconds East, 70.38 feet to a point; thence South 43 degrees 08 minutes 11 seconds East, 35.00 feet to a point in the Northerly margin of Hickory Hollow Lane; thence Westerly with a curve to the right along Hickory Lane having a central angle of 12 degrees 48 minutes 55 seconds, a radius of 270.00 feet and a distance of 60.39 feet to a point; thence South 46 degrees 51 minutes 49 seconds West, 80.81 feet to a point, the beginning of a curve to the right; thence with said curve having a central angle of 190 degrees 00 minutes, a radius of 35 feet, and a distance of 54.98 feet to a point; thence along Hickory Hollow Parkway North 43 degrees 08 minutes 11 seconds West, 200.14 feet to the point of beginning, containing 0.98 acres, more or less.

Being the same property conveyed to Emad Megaly and Sherin Abdelmalak, husband and wife by Warranty Deed from Reeves Properties, a Tennessee General Partnership of record in Instrument No. 20181106-0110051, Register's Office for Davidson County, Tennessee, dated October 31, 2018 and recorded on November 06, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 5306 A-D Hickory Hollow Pkwy Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on April 1, 2022.

Emad Megaly

Emad Megaly

Sherin Abdelmalak

Sherin Abdelmalak

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Emad Megaly and Sherin Abdelmalak, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 1, 2022.

Notary Public

KRISTIN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

My Commission Expires: _____

File #: 2022-3100

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 1, 2022.

J. Carlton Drumwright

April 1, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 1, 2022.

Notary

My Commission Expires: 12/18/22

