This Instrument Prepared by & Return to:
Gregory S. Perrone, PC
109 Westpark Dr., Ste. 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 841292 DEEDWARRSP
04/18/2022 12:54:23 PM 4 pgs
Fees: $23.00 Taxes: $15,170.00
20220418-0044291

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Magpar, LLC	Same as New Owner	093-15-0-123.00
798 Old Hickory Blvd		093-15-0-122.00
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **HUSANI HASSAN** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **MAGPAR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in **Davidson County, Tennessee**, as more particularly described on ***Exhibit "A"*** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, ***against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.***

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.

[*Signatures commence on following page*]

WITNESS Grantor's hand, this 12 day of April, 2022.

Husani Hassan

State of Tennessee
County of Williamson

On this 12 day of April, 2022, before me personally appeared Husani Hassan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free act and deed.

Witness my hand and official seal on this 12 day of April, 2022.

Notary Public
My Commission Expires: 10.26.24

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

The actual consideration for this transfer, or value of property (whichever is greater) is $4,100,000.00.

Affiant

Subscribed and sworn before me this 12 day of April 2022.

Notary Public

My Commission Expires: 10.26.24

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A"
Legal Description

Tract 1

Land in Davidson County, Tennessee, being Lot(s) 6, as shown on the map entitled Resubdivision of Property North of Lafayette Street Between Old University Street and Carroll Street, of record in Book 2663, Page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to HUSANI HASSAN, by deed from DAWN LEANN GOODMAN, of record in Instrument No. 20080815-0084150, dated August 7, 2008, said Register's Office.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD in Book 4280, Page 109, REGISTER'S OFFICE FOR Davidson COUNTY, TENNESSEE.

Tract 2

Land in Davidson County, Tennessee, being Lot(s) 5, as shown on the map entitled Resubdivision of Property North of Lafayette Street Between Old University Street and Carroll Street, of record in Book 2663, Page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to HUSANI HASSAN, by deed from DAWN LEANN GOODMAN, of record in Instrument No. 20080815-0084150, dated August 7, 2008, said Register's Office.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD in Book 4233, Page 935, REGISTER'S OFFICE FOR Davidson COUNTY, TENNESSEE.

Husani Hassan and Husni Mansour Hassan are one in the same.

EXHIBIT "B"
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years.
2. Matters shown on the Plan of record in Book 2663, Page 32, said Register's Office.