Karen Johnson Davidson County
Batch# 843519 DEEDWARRSP
04/21/2022 11:58:30 AM 4 pgs
Fees: $23.00 Taxes: $9,120.50
20220421-0046260

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,465,000.00

Affiant

SUBSCRIBED AND SWORN to before me, this 1st day of April, 2022.

Notary Public
My Commission Expires: _____

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Nash Maru, LLC 504 Lingering Way Hendersonville, TN 37075	Same	091-02-0-285.00 091-02-0-286.00 091-02-0-287.00

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 51st Deli, LLC, a a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Nash Maru, LLC, a Tennessee limited liability company ("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:

Parcel 091-02-0-287.00
Property commonly known as 5507 Centennial Blvd. Nashville, TN 37209

Beginning at a mag nail at the intersection of 56th Ave. N. and Centennial Blvd; Thence with Centennial Blvd. S 52 39' 00" E 108.80 feet to the point of beginning; Thence leaving said road S 38 18' 00" W 43.50 feet to a point; Thence S 02 15' 00" E 29.40 feet to a point in the margin of a 25' alley; Thence with alley N 88 28' 41" E 107.41 feet to a spike on the margin of Centennial Blvd.; Thence with margin of road S 38 15' 00" W 100.08 feet to the point of beginning containing 3703.35 Sq. Ft. or 0.06 acres.

Parcel 091-02-0-286.00
Property commonly known as 5509 Centennial Blvd. Nashville, TN 37209

Beginning at a mag nail at the intersection of 56th Ave. N. and Centennial Blvd; Thence with Centennial Blvd. 5 52 39' 00" E 69.80 feet to the point of beginning; Thence leaving said road S 38 18' 00" W 43.50 feet to a point; Thence S 02 15' 00" E 53.88 feet to a point in the margin of a 25' alley; Thence with alley N 88 28' 41" E 30.05 feet to a point; Thence leaving alley N 02 15' 00" W 29.40 feet to a point; Thence N 38 15' 00" E 43.50 feet to a point on the margin of Centennial Blvd.; Thence with said road N 52 39' 00"W 39.00 feet to the point of beginning

containing 2656.02 Sq. Ft. or 0.06 acres.

Parcel 091-02-0-285.00
Property commonly known as 5511 Centennial Blvd. Nashville, TN 37209

Beginning at a mag nail at the intersection of 56th Ave. N. and Centennial Blvd. the northwest corner of herein described parcel; Thence with Centennial Blvd. S 52 39' 00" E 69.80 feet to a point; Thence leaving said road S 38 18' 00" W 43.50 feet to a point; Thence S 02 15' 00" E 53.88 feet to a point in the margin of a 25' alley; Thence with alley S 88 28' 41" W 27.46 feet to a mag nail on the margin of 56th Avenue North; Thence with said road N 01 23' 38" W 131.09 feet to the point of beginning containing 4004.95 Sq. Ft. or 0.09 acres.

All three parcels being the same property conveyed to 51st Deli, LLC by Warranty Deed from Roger L. Hunt and wife, Patricia A. Hunt, of record in Instrument No. 20190128-0008011 Register's Office for Davidson County, Tennessee, dated January 25, 2019 and recorded on January 28, 2019.

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 as of the 1st day of April, 2022.

GRANTOR:

51st Deli, LLC,
a Tennessee limited liability company

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 51st Deli, LLC, a Tennessee limited liability company, 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 51st Deli, LLC, a Tennessee limited liability company, and that s/he, as such, executed the foregoing instrument for the purpose therein contained.

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

NOTARY PUBLIC

My Commission Expires: 7/9/22

MOLLIE ANN GASS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 09, 2022

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 04/14/2022 ____ (date of ~~document~~).

Affiant Signature

04/14/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 14 day of April, 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025