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

Karen Johnson Davidson County
Batch# 866994 DEEDWARRSP
06/03/2022 10:52:49 AM 4 pgs
Fees: $23.00 Taxes: $5,079.66
20220603-0064226

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Husni Mansour Hassan 7340 Campton Rd Nashville, TN 37211	Same as New Owner	082-06-0-013.00

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, **MOTASEM MANSOUR AYESH** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **HUSNI MANSOUR HASSAN** (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 1 day of June, 2022.

Motasem Ayesh

STATE OF TN)
COUNTY OF Williamson)

On this 1 of June, 2022 before me personally appeared Motasem Mansour Ayesh, 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 her free act and deed.
Witness my hand and official seal on this 1 day of June, 2022.

Notary Public
My Commission Expires: 11/22/25

CARRIE BORDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

The actual consideration for this transfer, or value of property (whichever is greater) is ~~$1,450,000.00~~ $1,372,880.52 CB

Affiant

Subscribed and sworn before me this 1 day of June, 2022.

Notary Public

My Commission Expires: 11/22/25

CARRIE BORDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A"
Legal Description

Land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at a railroad spike (old) in the Easterly margin of Dickerson Pike, US Highway 31-W, the Southwest corner of a tract of land which belongs to Shirley J. Gambill, having a deed reference in Instrument No. 20010724078397, Register's office for Davidson County, Tennessee, the Northwest corner of this tract and continuing as follows: South 88 degrees 08 minutes 11 seconds East, 154.00 feet to an iron pin (new), in the Westerly margin of Alley No. 326, the Southeast corner of said tract of land which belongs to Shirley J. Gambill; thence South 01 degrees 00 minutes 49 seconds West, 200.00 feet to a railroad spike (old), at the intersection of the Westerly margin of Alley No. 326, and the Northerly margin of Hancock Street; thence North 88 degrees 08 minutes 12 seconds West, 154.09 feet to a railroad spike (old) at the intersection of Hancock Street and the Easterly margin of Dickerson Pike; thence North 01 degrees 02 minutes 19 seconds East, 200.00 feet to the point of beginning, containing 0.71 acres, or 30,787 square feet, more or less, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, dated February 11, 2002.

Being also known as 803 Dickerson Pike, Nashville, TN 37207.

Being the same property conveyed to Motasem Mansour Ayesh by Deed of Conveyance from Hollingsworth Oil Company, Inc. of record in Instrument No. 20180511-0045286 Register's Office for Davidson County, Tennessee, dated May 08, 2018 and recorded on May 11, 2018.

EXHIBIT "B"

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years.
2. Restrictive Covenants of record as Instrument Number 20180511-0045286, in the Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants for the East Nashville Urban Renewal Project as set forth in Book 3573, Page 1, in the Register's Office for Davidson County, Tennessee.
4. Restrictive Covenants Running with the Land of The Nashville Housing Authority in the East Nashville Urban Renewal Project of record in Book 3368, Page 23, in the Register's Office for Davidson County, Tennessee.
5. Lease Agreement dated December 15, 1964, by and between Oklahoma Stations, Inc., a Delaware corporation, Lessor, and Kerr-McGee Oil Industries, Inc, a Delaware corporation, of record in Book 3858, Page 293, in the Register's Office for Davidson County, Tennessee.
6. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.