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

Karen Johnson Davidson County
Batch# 866997 DEEDWARRSP
06/03/2022 10:56:06 AM 4 pgs
Fees: $23.00 Taxes: $6,105.00
20220603-0064230

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:
Husni Mansour Hassan
7340 Campton Rd
Nashville, TN 37211

SEND TAX BILLS TO:
Same as New Owner

MAP/PARCEL NO.:
081-02-0-200.00

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, **JAD 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*]

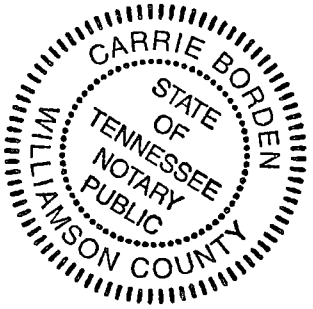
WITNESS Grantor's hand, this 1 day of June, 2022.

Jas Ayesh

STATE OF TN)
COUNTY OF Williamson)

On this 1 of June, 2022 before me personally appeared Jad 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



The actual consideration for this transfer, or value of property (whichever is greater) is $1,650,000.00.

Affiant

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

Notary Public

My Commission Expires: 11/22/25

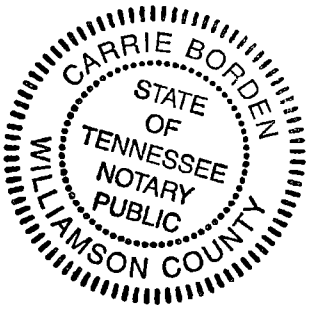


EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot 7, E.B. Smith Subdivision for E.B. Smith, Jr. as shown on the Plat of record in Book 6200, page 704, said Register's Office, to which reference is hereby made for a more complete description and being described as follows:

Commencing at an Iron Pin Set (IPS) at the intersection of the Westerly right of way of 26th Avenue North and the Northerly right of way of Clarksville Pike; Thence with said Clarksville Pike the following calls: North 58 degrees 44 minutes 38 seconds West a distance of 150.36 feet to an IPS; North 05 degrees 31 minutes 55 seconds East a distance of 7.84 feet to an IPS at the point of beginning of the herein described property. Thence continuing with Clarksville Pike the following calls:

North 57 degrees 40 minutes 06 seconds West a distance of 156.21 feet to an IPS; North 33 degrees 26 minutes 50 seconds East a-distance of 6.10 feet to an Iron Pin Found (IPF); North 56 degrees 33 minutes 10 seconds West a distance of 50.07 feet to an IPF at the Southeasterly corner of Zycron Computer Services, Inc. as recorded in Deed Book 10414, Page 753, Register's Office for Davidson County (R.O.D.C.); Thence with Zycron, North 33 degrees 09 minutes 29 seconds East a distance of 192.81 feet to an IPF in the Southerly line of Metro Government Parks, as recorded in Deed Book 4793, Page 558; Thence with Metro Parks the following calls: South 58 degrees 14 minutes 04 seconds East a distance of 33.27 feet to an IPF; South 59 degrees 23 minutes 53 seconds East a distance of 215.02 feet to an IPF in the Westerly right of way of 26th Avenue North; Thence with said right of way, South 04 degrees 37 minutes 58 seconds West a distance of 88.31 feet to an IPS in the Northeasterly corner of Parcel 183, as recorded in Instrument No. 20070501-0052078 R.O.D.C.; Thence with said parcel the following calls: North 58 degrees 16 minutes 51 seconds West a distance of 150.00 feet to an IPS; South 05 degrees 31 minutes 55 seconds West a distance of 142.16 feet to the point of beginning. Containing 0.97 acres, more or less, as surveyed this 4th day of March, 2008 by Arrowhead Survey, J. Mark Cantrell, TN RLS No. 1859.

Being also known as 2610 Clarksville Pike, Nashville, TN 37208.

Being the same property conveyed to Jad Ayesh by Special Warranty deed from Shinhan Bank America of record in Instrument No. 20140516-0042131 Register's Office for Davidson County, Tennessee, dated May 12, 2014 and recorded on May 16, 2014.

EXHIBIT "B"

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years.
2. Subject to all matters shown on the Plan of record in Plat Book 6200, Page 704, Register's Office for Davidson County, Tennessee.
3. Restriction for Stormwater Facilities and Systems of record in Instrument Number 20151123-0118458, in the Register's Office for Davidson County, Tennessee.
4. Sanitary Sewers, Storm Drainage and Water Mains Easement of record in Book 7720, Page 735, in the Register's Office for Davidson County, Tennessee.