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 $1,200,000.00

Affiant

SUBSCRIBED AND SWORN to before me this 15 day of June, 2022.

Notary Public
My Commission Expires: 3-6-2024

MARIA C MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Karen Johnson Davidson County
Batch# 874477 DEEDWARRSP
06/21/2022 09:59:45 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20220621-0070153

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Malek N. Yafai and Nabil Alabdi 1116 Wildwind Court Nashville, TN 37209	Same	096 13 0 169.00

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 PSB CREDIT SERVICES, INC., a Minnesota corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto MALEK N. YAFAI, an individual and NABIL ALABDI, an individual (collectively, the "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:

TRACT 1

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Parrish Commercial Park, Section One, of record in Book 4470, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

TRACT 2
Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Parrish Commercial Park, Section 16, of record in Book 6200, page 223, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BUHLER-FREEMAN MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MAXINE D. KRIATSAS, TRUSTEE OF THE MAXINE D. KRIATSAS REVOCABLE LIVING TRUST, of record in Book 11591, page 171, dated July 23, 1999, said Register's Office.

Being the same property conveyed to PSB CREDIT SERVICES, INC., by deed from BUHLER-

FREEMAN MANAGEMENT, LLC, of record in Instrument No. 20220208-0014134, dated March 3, 2022, said Register's Office.

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.

IN WITNESS WHEREOF, Grantor executed this instrument as of the 10th day of June, 2022.

GRANTOR:

PSB Credit Services, Inc.,

By: Kevin Mulder
Title: Vice President

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)

Before me, a Notary Public of said County and State, personally appeared Kevin Mulder, the Vice President of PSB Credit Services, Inc., a Minnesota corporation, 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 Vice President of PSB Credit Services, Inc., a Minnesota corporation, and that s/he, as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 10TH day of June, 2022.

NOTARY PUBLIC

My Commission Expires: JANUARY 31, 2023

TIMOTHY R JUREK
Notary Public
Minnesota
My Commission Expires January 31, 2023