Karen Johnson Davidson County
Batch# 885042 DEEDWARRSP
07/06/2022 12:37:27 PM 6 pgs
Fees: $33.00 Taxes: $8,695.00
20220706-0077910

This Instrument Prepared By:
Tracy L. Childress
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
3539 Dickerson Pike, LLC 424 Church St., Suite 2910 Nashville, TN 37219	3539 Dickerson Pike, LLC 424 Church St., Suite 2910 Nashville, TN 37219	05000006400 and 05000006500

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Million Three Hundred Fifty and 00/100 Dollars ($2,350,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 1st day of July, 2022.

Notary Public

My Commission Expires: 9-2-24

JENNIFER WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

For and in consideration of the sum of Two Million Three Hundred Fifty and 00/100 Dollars ($2,350,000.00), the receipt and sufficiency of which are hereby acknowledged, **NESUAN NAIF CHALKY,** a single man ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **3539 DICKERSON PIKE, LLC**, a Tennessee limited liability company ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as 3539 Dickerson Pike and 0 Dickerson Pike, Nashville, Davidson County, Tennessee 37207.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs and assigns in fee simple forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

Grantor covenants 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.

Grantor further covenants and binds Grantor, his heirs and assigns to warrant and defend the title to the Property to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever claiming title against all acts of the Grantor herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 1st day of July, 2022.

GRANTOR:

NESUAN NAIF CHALKY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Nesuan Naif Chalky, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in the aforesaid county and state, this 1st day of July, 2022.

Notary Public

My Commission Expires: 7/9/2022

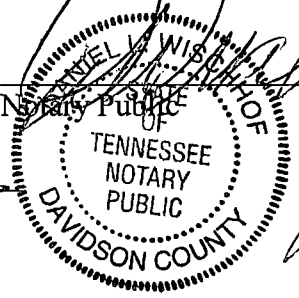


EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1:

LAND IN DAVIDSON COUNTY, TENNESSEE AND BEING DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR, #823 DATED NOVEMBER 18, 1993 AND KNOWN AS JOB NO: 930450 AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE EASTERLY MARGIN OF DICKERSON ROAD, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND ALSO BEING THE NORTHWEST CORNER OF THE CORDELL MOSS PROPERTY OF RECORD IN BOOK 8655, PAGE 945, R.O.D.C., TN; THENCE WITH THE MARGIN OF SAID DICKERSON ROAD NORTH 10 DEGREES 44 MINUTES 27 SECONDS WEST 50.00 FEET TO AN IRON PIN; THENCE LEAVING THE MARGIN OF DICKERSON ROAD SOUTH 85 DEGREES 49 MINUTES 52 SECONDS EAST 289.50 FEET TO AN IRON PIN; THENCE SOUTH 80 DEGREES 32 MINUTES 01 SECONDS EAST 182.97 FEET TO AN IRON PIN; THENCE SOUTH 54 DEGREES 06 MINUTES 16 SECONDS EAST 196.30 FEET TO AN IRON PIN; THENCE SOUTH 88 DEGREES 15 MINUTES 19 SECONDS EAST 656.56 FEET TO AN IRON PIN; THENCE SOUTH 02 DEGREES 37 MINUTES 25 SECONDS WEST 302.27 FEET TO AN IRON PIN; THENCE WITH THE LINE OF THE HORACE GOODRICH PROPERTY OF RECORD IN BOOK 7454, PAGE 103, R.O.D.C., TN.; NORTH 88 DEGREES 40 MINUTES 09 SECONDS WEST 224.72 FEET TO AN IRON PIN; THENCE LEAVING GOODRICH LINE NORTH 13 DEGREES 34 MINUTES 46 SECONDS WEST 115.00 FEET TO AN IRON PIN; THENCE SOUTH 76 DEGREES 29 MINUTES 04 SECONDS NEST 29.75 FEET TO AN IRON PIN; THENCE NORTH 13 DEGREES 34 MINUTES 46 SECONDS WEST 249.50 FEET TO AN IRON PIN; THENCE NORTH 88 DEGREES 59 MINUTES 20 SECONDS WEST 99.10 FEET TO AN IRON PIN; THENCE NORTH 12 DEGREES 02 MINUTES 22 SECONDS WEST 52.58 FEET TO AN IRON PIN; THENCE NORTH 85 DEGREES 28 MINUTES 56 SECONDS WEST 124.00 FEET TO AN IRON PIN; THENCE NORTH 10 DEGREES 37 MINUTES 21 SECONDS WEST 10.37 FEET TO AN IRON PIN; THENCE NORTH 88 DEGREE 41 MINUTES 28 SECONDS WEST 178.86 FEET TO THE POINT OF BEGINNING, CONTAINING 6.38 ACRES MORE OR LESS.

TRACT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE AND BEING DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR, #823 DATED NOVEMBER 18, 1993 AND KNOWN AS JOB NO: 930450 AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE EASTERLY MARGIN OF DICKERSON ROAD., SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND ALSO BEING THE SOUTHWEST CORNER OF THE JOEL HEMPHILL PROPERTY OF RECORD IN BOOK 7610, PAGE 135, R.O.D.C., TN.;

THENCE WITH HEMPHILL'S LINE AND LEAVING THE MARGIN OF DICKERSON ROAD NORTH 89 DEGREES 56 MINUTES 32 SECONDS EAST 478.45 FEET TO AN IRON PIN AT A FENCED CORNER; THENCE WITH THE FENCE NORTH 02 DEGREES 01 MINUTES 28 SECONDS WEST 91.16 FEET TO AN IRON PIN AT A FENCE CORNER; THENCE SOUTH 87 DEGREES 51 MINUTES 03 SECONDS EAST 834.20 FEET TO AN IRON PIN; THENCE SOUTH 02 DEGREES 37 MINUTES 25 SECONDS WEST 302.28 FEET TO AN IRON PIN; THENCE SEVERING THE MCCLELLAN PROPERTY NORTH 88 DEGREES 15 MINUTES 19 SECONDS WEST 656.56 FEET TO AN IRON PIN; THENCE NORTH 54 DEGREES 06 MINUTES 16 SECONDS WEST 196.30 FEET TO AN IRON PIN; THENCE NORTH 80 DEGREES 32 MINUTES 01 SECONDS WEST 182.97 FEET TO AN IRON PIN; THENCE NORTH 85 DEGREES 49 MINUTES 52 SECONDS WEST 289.50 FEET TO AN IRON PIN ON THE EASTERLY MARGIN OF DICKERSON ROAD; THENCE WITH THE EASTERLY MARGIN OF DICKERSON ROAD NORTH 10 DEGREES 44 MINUTES 27 SECONDS WEST 56.43 FEET TO THE POINT OF BEGINNING, CONTAINING 6.39 ACRES MORE OR LESS.

TRACT 3:

LAND IN DAVIDSON COUNTY, TENNESSEE AND BEING DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR, #1823 DATED NOVEMBER 18, 1993 AND KNOWN AS JOB NO: 930450 AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT A FENCE CORNER, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND ALSO BEING 478.45 FEET EASTERLY FROM THE EASTERLY MARGIN OF DICKERSON ROAD AND ALSO BEING THE SOUTHEAST CORNER OF THE JOEL HEMPHILL PROPERTY OF RECORD IN BOOK 7610, PAGE 135, R.O.D.C., TN.; THENCE WITH HEMPHILL'S LINE NORTH 02 DEGREES 01 MINUTES 28 SECONDS WEST 91.16 FEET TO AN IRON PIN AT A FENCE CORNER; THENCE LEAVING HEMPHILL'S LINE SOUTH 87 DEGREES 51 MINUTES 03 SECONDS EAST 834.20 FEET TO AN IRON PIN; THENCE SOUTH 02 DEGREES 37 MINUTES 25 SECONDS WEST 93.05 FEET TO A POINT; THENCE NORTH 87 DEGREES 42 MINUTES 10 SECONDS WEST 826.80 FEET TO THE POINT OF BEGINNING CONTAINING 1.75 ACRES MORE OR LESS.

Being the same property conveyed to NESUAN NAIF CHALKY, by deed from ALFRED LEON GIBBS FAMILY TRUST of record as Instrument No. 20140408-0029146, dated April 4, 2014, said Register's Office. NESUAN NAIF CHALKY conveyed said property to ARI IBRAHIM, by Quitclaim Deed of record as Instrument No. 20180425-0038892, dated April 24, 2018, said Register's Office. ARI IBRAHIM further conveyed said property to NESUAN NAIF CHALKY, by Quitclaim Deed of record as Instrument No. 20211013-0137739, dated October 7, 2021, said Register's Office.

EXHIBIT B

ENCUMBRANCES

1. Taxes for the year 2022 and subsequent years.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7894, Page 257, in the Register's Office for Davidson County, Tennessee.