WARRANTY DEED

Karen Johnson Davidson County
Batch# 895375 DEEDWARR
07/28/2022 01:15:30 PM 4 pgs
Fees: $23.00 Taxes: $3,237.50
20220728-0086219

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$875,000.00.**

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 27TH DAY OF JULY, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-17-2024

BETH BESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1959

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Pawnee Trail Developers, LLC 404 BNA Dr. Unit 307 Nashville, TN 37217	New Owner	053-00-0-019.00

For and in consideration of the sum of Eight Hundred Seventy-Five Thousand And 0/100 ($875,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

NASHVILLE EXCHANGE SERVICES, LLC., F/C/A NATIONWIDE EXCHANGE SERVICES, LLC AS QUALIFIED INTERMEDIARY FOR MOHAB KHAMIS

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

PAWNEE TRAIL DEVELOPERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, beginning at an iron pin set on the easterly margin of Pawnee Trail, said point being the most southwesterly corner of lot 74 on the plan of Cumberland Station, Section Seven, of record at Instrument No. 20061010-0125619, Register's Office Davidson County, Tennessee; Thence with the southerly line of said plan of Cumberland Station, Section Seven, North 16 Degrees 37 Minutes 53 Seconds East a distance of 536.21 feet to a point in the westerly line of the Alvin R. Hawkins et al property of record in the Deed Book 7060 page 547, Register's Office Davidson County, Tennessee; Thence with the westerly line of said Hawkins Property, the following three calls: South 53 Degrees 02 Minutes 28 Seconds East a distance of 182.45 feet to an iron pin (old); Thence South 49 Degrees 43 minutes 26 Seconds East, a distance of 600.17 feet to an iron pin (old); Thence South 42 Degrees 18 Minutes 22 Seconds East a distance of 219.91 feet to an iron pin found at the northeasterly corner of the William A. Howard Property of record in Deed book 5126, page 72, Register's Office Davidson County, Tennessee; Thence with the northerly line of said Howard Property, and with the northerly terminus of Pawnee Trail, South 62 Degrees 45 Minutes 24 Seconds West a distance of 269.99 feet to an iron pin (old); Thence with he northerly line of the Michael E. Wakefield Property of record in Deed Book 7619, page 337 and Deed

Book 9514, page 731, Register's Office Davidson County, Tennessee, and with the northerly line of Lots 6 through 12 on the plan of Nawakwa Hills, West End Section of record in Plat Book 974, page 96, Register's Office Davidson County, Tennessee, South 63 Degrees 12 Minutes 22 Seconds West a distance of 868.50 feet to a point; Thence with the southerly line of the afore-said plan of Cumberland Station, Section Seven the following three calls: North 09 Degrees 16 Minutes 01 Seconds East a distance of 494.56 feet to an iron pin (new); Thence North 16 Degrees 37 Minutes 53 Seconds East a distance of 175.00 feet to a point; Thence North 73 Degrees 22 Minutes 07 Seconds West a distance of 20.47 feet to the Point of Beginning, containing 13.002 acres or 566372 square feet more or less.

BEING the same property conveyed to Mohab Elia Khamis by Warranty Deed from Hollingsworth Family Limited Partnership, a Tennessee Limited Partnership, dated August 8, 2015, recorded on August 9, 2017, in Instrument No. 20170809-0081606, Register's Office for Davidson County, Tennessee.

This is not the marital residence of Mohab Elia Khamis at the time of conveyance.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 1231 Pawnee Trail, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR NASHVILLE EXCHANGE SERVICES, LLC., F/C/A NATIONWIDE EXCHANGE SERVICES, LLC AS QUALIFIED INTERMEDIARY FOR MOHAB KHAMIS to PAWNEE TRAIL DEVELOPERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY FOR THE TRANSFER OF PROPERTY LOCATED AT 1231 PAWNEE TRAIL, MADISON, TN 37115.]

Witness our/my hand on the 27th day of July, 2022.

Mohab Khamis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mohab Khamis, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of July, 2022.

Notary Public
My Commission Expires: 3-17-2024



Certificate of Authenticity

I, Kimberly Hollingshead, 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 7-27-2022

Kimberly Hollingshead, Esq.

July 27, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27th day of July, 2022.

Notary Signature

My Commission Expires 3-17-2024

BETH BESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON