REPUBLIC OF INDIA
CITY OF NEW DELHI
EMBASSY OF UNITED
STATES OF AMERICA

THIS INSTRUMENT PREPARED BY:
Mollie A. Gass, Esq.
Thompson Burton PLL(
6100 Tower Circle, Sui
Franklin, Tennessee 37(

Karen Johnson Davidson County
Batch# 928209 DEEDWARRSP
10/12/2022 08:49:29 AM 3 pgs
Fees: $18.00 Taxes: $12,025.00

20221012-0111739

STATE ~~OF TENNESSEE~~
COUNTY ~~OF DAVIDSON~~

The actual consideration or value, whichever is greater, for this transfer is $3,250,000.00

Affiant 9/28/2022

SUBSCRIBED AND SWORN to before me, this 28 day of SEPTEMBER, 2022.

Notary Public Anne K. Clarke
My Commission Expires: Vice Consul
U. S. Embassy
New Delhi, India

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Fawaz Alabdi, Nabil Yafai, and Nabil Alabdi 560 Summit Oaks Ct. Nashville, TN 37221-1429	Same	107-013-0-156.00 107-013-0-154.00

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 Sell Excell, Inc., a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Fawaz Alabdi, Nabil Yafai, and Nabil Alabdi, all individual residents of Davidson County, Tennessee, ("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 1, as shown on the map entitled Gower Center, of record in Plat Book 6250, page 820, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to SELL EXCELL, INC., by deed from GEORGE O. SLEDGE, III, of record as Instrument No. 20030520- 0068414, dated April 30, 2003, said Register's Office.

TRACT 2:

Land in the 3rd, formerly the 2nd Civil District of Davidson County, Tennessee, and being a part of Lot No. 17 on the Map of H. W. Williams Land of record in Book 547, Page 63, said Register's Office.

BEGINNING at a point in the northerly margin of Thompson Place, said point being 300 feet,

more or less, east of the northwest corner of Murfreesboro Road and Thompson Place; thence along the northerly margin of Thompson Place, N75°11'E, 100 feet to a fence; thence along said fence N5°50"W, 156.8 feet to a point; thence S73°06'W, 88 feet to an iron pin; thence N87°58'W, 12 feet to a point; thence in a southerly direction 155 feet, more or less, to the point of beginning.

Being part of the same property conveyed to SELL EXCELL, INC., by deed from GEORGE O. SLEDGE, III, of record as Instrument No. 20030520- 0068414, dated April 30, 2003, said Register's Office.

Included in the above property description but specifically excluded is property conveyed out in Book 5405, page 51, 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.

[Signature on Following Page]

IN WITNESS WHEREOF, Grantor executed this instrument as of the 28 day of SEPTEMBER, 2022.

GRANTOR:

Sell Excell, Inc.

9/28/2022

By: Kevin T. Najhawan
Title: President

REPUBLIC OF INDIA
CITY OF NEW DELHI
EMBASSY OF UNITED
STATES OF AMERICA

IN INDIA
NEW DELHI
AMERICAN EMBASSY

Before me, the undersigned authority, a Anne K. Clare Vice Consul of the United States of America, at New Delhi, India, duly commissioned and qualified and a resident of New Delhi, India, on this day personally appeared Kevin T. Najhawan, proved to me through his passport to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 28 day of SEPTEMBER 2022.

SEAL

Name:
Rank: Anne K. Clare
Title: Vice Consul
U. S. Embassy
New Delhi, India
COMMISSION EXPIRES: INDEFINITE