Register Return To: 23-L-098
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

NEW OWNER:

Nabil Rashad Yafai
560 Summit Oaks Ct
Nashville, TN 37221

THIS INSTRUMENT PREPARED BY:

Land Title South, Inc.
3326 Aspen Grove Drive, 400
Franklin, TN 37067
23-L-098

SEND TAX BILLS TO:
NEW OWNER

Karen Johnson Davidson County
Batch# 996817 **DEEDWARRSP**
04/27/2023 09 11 05 AM 3 pgs
Fees $18 00 Taxes $2,312 50
20230427-0030923

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($625,000 00) cash in hand paid, the receipt of which is hereby acknowledged, **Cooper, McAfee, Proctor, Sutton, Watson, Bellevue, TN, Realty**, ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **Nabil Rashad Yafai, married** ("Grantee"), his heirs and assigns, forever, the tract or parcel of land, situated and lying in the County of Davidson, bound and described as follows:

Land in Davidson County, Tennessee, being Lot No 3, of the Subdivision Plat of Westview Plaza, Phase III, of record in Plat Book 9700, page 676, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said property is further described as conveyed in Book 11081, page 864, Register's Office for Davidson County, Tennessee as follows:

Being Land in Nashville, First Civil District, Twenty-Third Councilmanic District of Davidson County, Tennessee, and being part of the Plat of Phase II Westview Plaza as of record in Plat Book 7900, page 621 (plat having since been voided by Plat Book 9700, page 676), R.O D C., located generally west of Old Hickory Boulevard and south of Interstate 40 and being more particularly described as follows:

Beginning, at a point on the westerly right of way of Old Hickory Boulevard at the southeasterly corner of parcel 172 on Davidson property map no 114 and being conveyed to Wal-Mart Stores, Inc. in Book 8881, page 150, R.O.D.C;
Thence, with the westerly right of way of Old Hickory Boulevard S 05 deg. 39' 47" E, 197.58 feet to a point;

Thence, leaving said westerly right of way of Old Hickory Boulevard with a phase line the following calls:

S 42 deg 29' 38" W, 24.22 feet to a point;
N 82 deg. 46' 31" W , 199 23 feet to a point;
N 75 deg. 50' 37" W, 30 68 feet to a point,

Thence, leaving said phase line with a severance line the following calls:

S 08 deg. 41' 11" W, 62 66 feet to a point at the beginning of a curve to the right said curve having a radius of 200 feet, a central angle of 40 deg 27' 36" a length of 141 23 feet, a tangent of 73.70 feet and a chord of N 11 deg. 32' 37" W, a distance of 138.32 feet to a point on the southerly line of Wal-Mart Stores, Inc. , recorded in Book 8881, page 150, R.O.D.C , and also being parcel 172 on Davidson County

property map 114,
Thence, along said southerly line of Wal-Mart Stores, Inc , S 86 deg 19' 58" E, 242 97 feet to the true point of beginning

Containing 47,641 square feet or 1 09 acres more or less.

Also conveyed is a non-exclusive easement for pedestrian and vehicular ingress and egress of record in Book 11081, page 869 and as shown on Plat Book 9700, page 676, Register's Office for Davidson County, Tennessee Also conveyed is the access easement for vehicular & pedestrian ingress/egress of record in Book 9130, page 905, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Cooper, Mcaffee, Proctor, Watson, Bellevue Realty, by Corporation Deed, from Sam's East, Inc., a Delaware corporation, successor in intrest to Wal-Mart Stores, Inc , a Delaware corporation, dated August 26, 1998, recorded August 26, 1998, of record in Book 11081, page 864, Register's Office for Davidson County, Tennessee
(The correct spelling of one joint venture name is McAfee.)

THIS IS AN IMPROVED PROPERTY known as: **617 Old Hickory Blvd, Nashville, TN 37209**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to the said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor, **BUT NOT FURTHER OR OTHERWISE**

POSSESSION shall be given on the date of deed.

PROPERTY TAXES for the current year shall be assumed by Grantee as of the date of deed.

WITNESS MY SIGNATURE hereto this 21 day of April, 2023

Cooper, McAfee, Proctor, Sutton, Watson, Bellevue, TN, Realty

BY: _____
David Watson
Managing Partner

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Susan Harville, a Notary Public of said State and County aforesaid, personally appeared David Watson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Partner of Cooper, McAfee, Proctor, Sutton, Watson, Bellevue, TN Realty, the within named bargainor, a Tennessee joint venture and that he as such Managing Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as Managing Partner

Witness my hand, at office, this 21 day of April, 2023

_____
Notary Public

My Commission Expires _____

SUSAN HARVILLE TENNESSEE NOTARY PUBLIC My Comm Exp June, 17, 2026 COUNTY OF WILLIAMSON

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The actual consideration or value, whichever is greater, for this transfer is **$625,000.00**

_____
AFFIANT

Sworn to and subscribed to before me this the 25 day of April, 2023

_____
NOTARY PUBLIC

My commission expires _____

SUSAN HARVILLE TENNESSEE NOTARY PUBLIC My Comm Exp June, 17, 2026 COUNTY OF WILLIAMSON

MAP & PARCELS: 11400032300