Karen Johnson Davidson County
Batch# 1067010 DEEDWARRSP
11/01/2023 10:07:36 AM 5 pgs
Fees: $28.00 Taxes: $9,990.00
20231101-0085365

This instrument prepared by and after recording return to:

Leach & Company, PLLC (JWL)
2129 Belcourt Ave., 2nd Floor
Nashville, Tennessee 37212

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Yafai and Muhsin General Partnership 1431 Dickerson Pk Nashville TN 37207	Same as New Owner	071-11-0-003.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **NEIGHBORHOOD HOLDINGS, LLC**, a Tennessee limited liability company ("Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **YAFAI AND MUHSIN GENERAL PARTNERSHIP**, a Tennessee general partnership ("Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This being improved property commonly known as 1506 A Dickerson Pike, Nashville, Davidson County, Tennessee 37207.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[Signatures Commence on Following Page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31st day of October, 2023.

GRANTOR:

NEIGHBORHOOD HOLDINGS, LLC,
a Tennessee limited liability company

By: _____
Name: Justin W. Leach
Its: Sole Member

STATE OF TENNESSEE

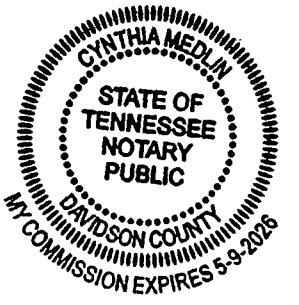
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Justin W. Leach, the Sole Member of Neighborhood Holdings, LLC, a Tennessee limited liability company, the within named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Sole Member executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Justin W. Leach, as such Sole Member.

Witness my hand and official seal this 26th day of October, 2023.

_____
Notary Public

My Commission Expires:
5-9-2026



STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $2,700,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 30th day of October, 2023.

NOTARY PUBLIC

My Commission Expires: 7/9/2024

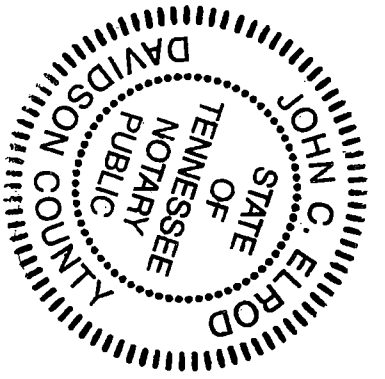


Exhibit "A"

Legal Description of Property

A tract of land in the First Civil District of Metropolitan Nashville--Davidson County, Tennessee, being more fully described according to a survey by Ragan-Smith-Murphy & Associates, Inc., dated August 14, 1984, as follows:

Beginning at an existing iron pin on the westerly right-of-way line of Dickerson Road, a 74-foot road, at the northeasterly corner of a tract conveyed to Metropolitan Government Schools by deed recorded in Book 1198, Page 80, in the Register's Office for Davidson County, (R.O.D.C.), Tennessee and proceeding as follows:

1. With the north line of Metropolitan Government Schools, N 84° 41' 57" W, 238.28 feet to an existing nail in concrete steps at the southeast corner of Dwight M. Kendall and Dona Kendall, Book 5770, Page 639, R.O.D.C., Tennessee; thence,

2. With Kendall's east line, N 3° 17' 33" E, 155.08 feet to an iron pin set at the west end of the common line of proposed lots 1 and 2 of Dickerson Road Partnership Subdivision; thence,

3. With said common line, S 84° 41' 57" E, 265.45 feet to an existing PK nail on the west right-of-way line of Dickerson Road; thence,

4. Southwardly with said line and a 2819-foot radius curve to the right, a distance of 156.51 feet to the point of beginning and containing 39,148 square feet or 0.899 of an acre, more or less.

The above-described property being also known and described as Lot No. 1 on the Plan of Dickerson Road Partnership Subdivision, of record in Book 6250, Page 187, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Neighborhood Holdings, LLC by deed of record in Instrument No. 202109220127297, in the Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2023 and subsequent years, a lien not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 6250, Page 187, in the Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3990, Page 858 in the Register's Office for Davidson County, Tennessee.

4. Matters shown on ALTA/NSPS Land Title Survey prepared by L.I. Smith and Associates, Inc., coordinated by Pixis, LLC as Job Number 21-07-014 and dated August 5, 2021.