QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1091288 DEEDQC
01/12/2024 01:35:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240112-0002827

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JANUARY, 2024.

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

KORY UNDERWOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF MAURY MY COMM. EXPIRES MAY 22, 2024

THIS INSTRUMENT WAS PREPARED BY:
Underwood Law Group, PLLC, 223 Town Center Pkwy #1744, Spring Hill, TN 37174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Mohamed Abdel-Hkalik and Tanveer A. Naseeruddin (Name)	**SAME**	**026-14-0-045.00**
2054 Gallatin Pk (Address)		
Madison, TN 37115		

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Mohamed Abdel-Khalik, a married person,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Mohamed Abdel-Khalik, a married man, and Tanveer A. Naseeruddin, a** married **man,** GRANTEE, all right, title, and interest in the said property, which said Grantor has, situated in Davidson County, Tennessee, and more particularly described as follows:

Legal description attached hereto as Exhibit A, and subject to matters as set forth on Exhibit B attached hereto.

Being the same property conveyed to Mohamed Abdel-Khalik, a married man, by Special Warranty Deed from KDI Rivergate Center, LLC, a Georgia limited liability company, dated April 17, 2023 and recorded on April 18, 2023 in Instrument No. 20230418-0028400, Register's Office for Davidson County, Tennessee.

This is improved property located at 2054 Gallatin Pike, Madison, Tennessee 37115.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand this 9th day of January, 2024.

Mohamed Abdel-Khalik

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, the within named **Mohamed Abdel-Khalik**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of January, 2024.

My Commission Expires: 4/26/25

NOTARY PUBLIC

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A
Legal Description

BEING LAND IN NASHVILLE, SECOND CIVIL DISTRICT, TENTH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, LOCATED NORTH OF GALLATIN PIKE AND WEST OF CONFERENCE DRIVE AND BEING A PORTION OF LOT 1 AS SHOWN ON THE FIRST REVISION, SECTION ONE, RIVERGATE EAST OF RECORD IN PLAT BOOK 6900, PAGE 334 R.O.D.C. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NEW IRON PIN AT THE NORTHERLY TERMINUS OF A CURVE RETURN OF THE NORTHWESTERLY INTERSECTION OF GALLATIN PIKE AND CONFERENCE DRIVE;

THENCE, ALONG SAID CURVE, 39.27 FEET TO A NEW IRON PIN IN THE NORTHERLY RIGHT-OF-WAY LINE OF GALLATIN PIKE, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 25.00 FEET, A TANGENT OF 25.00 FEET AND A CHORD OF S05°09'56"W, 35.36 FEET;

THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND WITH THE SOUTHERLY LINE OF SAID LOT 1, S50°09'56"W, 288.93 FEET TO A NEW IRON PIN;

THENCE, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE AND CONTINUING WITH THE SOUTHERLY LINE OF SAID LOT 1 AND WITH A NORTHERLY LINE OF PROPERTY CONVEYED TO NASHLAND ASSOCIATES BY DEED OF RECORD IN BOOK 6321, PAGE 99 R.O.D.C. THE FOLLOWING CALLS:

N39°50'04"W, 91.67 FEET TO A NEW IRON PIN AT THE BEGINNING OF A CURVE TO THE LEFT; ALONG SAID CURVE TO THE LEFT, 165.44 FEET TO A NEW IRON PIN, SAID CURVE HAVING A CENTRAL ANGLE OF 75°49'56", A RADIUS OF 125.00 FEET, A TANGENT OF 97.37 FEET AND A CHORD OF N77°45'02"W, 153.53 FEET; S64°20'W, 205.22 FEET TO A NEW IRON PIN AT THE BEGINNING OF A CURVE TO THE RIGHT; ALONG SAID CURVE TO THE RIGHT, 8.13 FEET TO A NEW IRON PIN IN THE WESTERLY LINE OF SAID LOT 1, SAID CURVE HAVING A CENTRAL ANGLE OF 93°10'19", A RADIUS OF 5.00 FEET, A TANGENT OF 5.29 FEET AND A CHORD OF N69°04'50"W, 7.29 FEET;

THENCE, ALONG THE WESTERLY LINE OF SAID LOT 1 AND WITH THE EASTERLY LINE OF SAID NASHLAND PROPERTY, N22°29'41"W, 148.72 FEET TO A NEW IRON PIN IN THE SOUTHERLY BOUNDARY OF LOT NO. 2; THENCE, WITH SAID SOUTHERLY BOUNDARY N64°20'E, 172.85 FEET TO A NEW IRON PIN IN THE EASTERLY BOUNDARY OF SAID LOT NO. 2; THENCE, WITH SAID EASTERLY BOUNDARY THE FOLLOWING CALLS: N07°48'E, 280.58 FEET TO A NEW IRON PIN; S82°12'E, 18.00 FEET TO A NEW IRON PIN; N07°48'E, 145.00 FEET TO A NEW IRON PIN; N54° 05'E, 58.16 FEET TO A NEW IRON PIN; N07°48'E, 278.79 FEET TO A NEW IRON PIN IN THE WESTERLY RIGHT-OF-WAY LINE OF CONFERENCE DRIVE;

THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING CALLS: S27°58'08"E, 54.54 FEET TO A NEW IRON PIN; S 25°40'E, 703.45 FEET TO A NEW IRON PIN AT THE BEGINNING OF A CURVE TO THE LEFT; THENCE, ALONG SAID CURVE TO THE LEFT, 66.76 FEET TO THE POINT OF BEGINNING, SAID CURVE HAVING A CENTRAL ANGLE OF 14°10'04", A RADIUS OF 270.00 FEET, A TANGENT OF 33.55 FEET AND A CHORD OF S32° 45'02"E, 66.59 FEET.

CONTAINING 285,466 SQUARE FEET, OR 6.55 ACRES, MORE OR LESS.

Being the same property conveyed to KDI Rivergate Center, LLC, a Georgia Limited Liability Company by Warranty Deed from The Village at Rivergate Limited Partnership, a Delaware Limited Partnership, dated 08/30/2013, of record in Instrument 201309050093838, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Exceptions

1. Taxes for 2023 and subsequent years, a lien not yet due and payable.
2. All matters shown on the plat of record in Plat Book 6900, Page 334, in the Register's Office for Davidson County, Tennessee.
3. Clearance Permit including terms and conditions thereof as recorded in Book 986, Page 330.
4. Clearance Permit including terms and conditions thereof as recorded in Book 986, Page 336.
5. Water Line Agreement including terms and conditions thereof as recorded in Book 5305, Page 800. Assignment and Assumption of Water Line Agreement including terms and conditions thereof as recorded in Book 6321, Page 178.
6. Easement Agreement including terms and conditions thereof as recorded in Book 5581, Page 1.
7. Reciprocal Easement Agreement including terms and conditions thereof as recorded in Book 5581, Page 20. First Amendment to Reciprocal Easement Agreement as recorded in Book 7185, Page 125. Re-Recorded First Amendment to Reciprocal Easement Agreement as recorded in Book 7297, Page 105. Second Amendment to Reciprocal Easement Agreement as recorded in Instrument 201210090092585. Third Amendment to Reciprocal Easement as recorded in Instrument 201210090092586.
8. Easements as set forth in the Instrument of record in Book 6321, Page 61, and Book 6321, Page 79. Register's Office for Davidson County, Tennessee.
9. Restrictions as contained in Book 4560, Page 515. Register's Office for Davidson County, Tennessee.
10. Matters disclosed by ALTA/ACSM Land Title Survey, dated July 2, 2013, last revised and updated August 26, 2013, prepared by Berge Waggoner Sumner & Cannon, Inc., under the certification and seal of Judy L. Judson, Registered Land Surveyor No. 1935.
11. Rights of others under the terms and conditions contained in the Memorandum of Lease of record in Instrument No. 201205070039511, Rights of others under the terms and conditions contained in the Notice of Assignment and Assumption of Leases of record in Instrument 201309050093840, Register's Office for Davidson County, Tennessee.
12. Subject to the rights of the public in and to that part of the insured premises lying within Gallatin Pike, as much as therein may lie.

Tennessee Certification of Electronic Document

I, the undersigned, 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 January 11, 2024.

Affiant Signature

Date: January 11, 2024

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me on this 11th day of January, 2024.

Notary Public

My Commission Expires: 11/28/26

(SEAL)

CHELSEA SHORES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY