Karen Johnson Davidson County
Batch# 1187552 DEEDWARRSP
09/30/2024 08:33:30 AM 5 pgs
Fees: $28.00 Taxes: $8,325.00
20240930-0075261

Special Warranty Deed

CHRISTINA WELCH TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,250,000.00. Affiant Subscribed and sworn to before me, this the 27th day of September 2024. Notary Public My commission expires: 3-9-2027

THIS INSTRUMENT WAS PREPARED BY
KAALBERG LAW, PLLC
123 South 11th Street
NASHVILLE, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Alex Ikbariah P.O. Box 307 Nolensville, Tennessee 37135	New Owner	071-06-0-006-00

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **HENRIETTA GAILEY**, Trustee of the Henrietta Gailey 2003 Trust dated May 30, 2003 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **ALEX IKBARHIA**, an individual resident of Tennessee, ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property, known as 1504 Hampton Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, 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 real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor, but no others.

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.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 20 day of September 2024.

GRANTOR:

Henrietta C. Gailey

HENRIETTA GAILEY
Trustee of the Henrietta Gailey 2003 Trust

ACKNOWLEDGMENT

A notary public of other office completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE of CALIFORNIA
COUNTY of SAN DIEGO

On September 25, 2024 before me, Jodi White-Schnoebelen, personally appeared Henrietta Gailey, who provided to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

JODI WHITE-SCHNOEBELEN
Notary Public - California
San Diego County
Commission # 2398025
My Comm. Expires Mar 27, 2026

Exhibit A

Legal Description

Land situated in the State of Tennessee, County of Davidson and is described as follows:

Being land in Davidson County, Tennessee, located at the Northwest quadrant of the intersection of West Trinity Lane and Hampton Street and being Lot 1, Final Plat, Jack Johnson Subdivision as of record in Instrument No. 200007100067898, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin found with cap 1127 in the Northerly right-of-way line of West Trinity Lane at the Westerly curve return of said West Trinity Lane and Hampton Street;

Thence, with the Northerly right-of-way line of West Trinity Lane along a curve to the left 140.26 feet to an iron pin found with cap 1127 at the Southeast corner of Lot 2 of the above referenced plat, said curve having a central angle of 02° 03' 45", a radius of 3,896.43 feet, a tangent of 70.14 feet, and a chord of North 89° 02' 07" West, 140.25 feet;

Thence, with the Easterly property of said Lot 2, North 01° 04' 04" East, 82.42 feet to a 5/8" iron pin found;

Thence, continuing with said line, North 01° 33' 53" West, 86.22 feet to a 5/8" iron pin found at the Northeast corner of said Lot 2, in the Southerly line of Jai Jalaram Enterprises LLC, as of record in Book 10733, Page 141, in the Register's Office of Davidson County, Tennessee;

Thence, with said Southerly line of Jai Jalaram Enterprises LLC, North 84° 59' 30" East, 124.10 feet to a ¼" iron rod found in the Westerly right-of-way line of Hampton Street;

Thence, with said Westerly right-of-way line of Hampton Street, South 15° 46' 00" East, 155.88 feet to an iron pin found with cap 1127;

Thence, along a curve to the right 47.02 feet to the point of beginning, said curve having a central angle of 107° 45' 46", a radius of 25.00 feet, a tangent of 34.26 feet, a chord of South 38° 06' 53" West, 40.39 feet.

Being the same property conveyed to Henrietta Gailey, an unmarried woman, by Special Warranty Deed from Jack in the Box Eastern Division L.P., a Texas limited partnership, of record in Instrument No. 20011227-0142798, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Henrietta Gailey, Trustee of the Henrietta Gailey 2003 Trust dated May 30, 2003 by Quitclaim Deed from Henrietta Gailey, of record in Instrument No. 20070518-0059557, in the Register's Office of Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2024, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record as Instrument No. 20000710-0067898, Register's Office of Davidson County, Tennessee.

3. Restrictions contained in the Deed of record in Instrument No. 20010309-0023041, Register's Office of Davidson County, Tennessee.

4. Restrictive Covenant for Landscaping of record in Instrument No. 20010622-0066266, Register's Office of Davidson County, Tennessee.

5. Lease Agreement by and between Grantor and Jack in the Box Eastern Division, LP, a Texas limited partnership, dated December 27, 2001, as modified by that certain Addendum dated December 27, 2001, as amended by that certain Amendment to Lease Agreement dated November 27, 2001, and as amended by that certain Second Amendment to Lease Agreement dated August 27, 2019.

Tennessee Certification of Electronic Document

I, Will Rogers, 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 September 25, 2024 (date of document).

Affiant Signature

September 25, 2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25th day of September, 20 24.

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25