THIS INSTRUMENT PREPARED BY
RAINEY, KIZER, REVIERE & BELL, P.L.C.
Attorneys at Law [cce-250909]
105 S. Highland Avenue
Jackson, Tennessee 38301

PROPERTY OWNER
& PROPERTY ADDRESS:
Imad Abdeljawad, Trustee of the
Kamel Abdel Ikbariah Gift Trust
dated December 19, 2013
341 21st Avenue North
Nashville, TN 37203

PERSON OR ENTITY RESPONSIBLE
FOR THE PAYMENT OF REAL
PROPERTY TAXES & ADDRESS:
Imad Abdeljawad
P.O. Box 307
Nolensville, TN 37135

Karen Johnson Davidson County
Batch# 1275712 DEEDWARRSP
05/20/2025 11:10:30 AM 4 pgs
Fees: $23.00 Taxes: $4,070.00
20250520-0039659

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, (WHICHEVER IS GREATER) IS $1,100,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF May, 2025.

NOTARY PUBLIC

COMMISSION EXPIRATION: 9-8-2025

WYATT TREVATHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Parcel 092 11 0 292.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, PLP LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Imad Abdeljawad, Trustee of the Kamel Abdel Ikbariah Gift Trust dated December 19, 2023, hereinafter called the Grantee, its successors and assigns, those certain tracts or lots of land located in Davidson County, Tennessee, described as follows:

Lot 128, of Block 10 on The Plan of Murphy Land Company's Division "B", a plan showing said property divided into lots blocks is of record at Plat Book 161, Page 126, in the Register's Office for said County, but does not show the blocks divided into lots, and described according to a printed copy of an unregister's plan as follows:

Said Lot No. 128 of Block 10 fronts 50 feet on the westerly margin of 21st Avenue North, formerly Vanderbilt Avenue, and extends back between parallel lines, parallel with and 256 feet north of the northerly margin of Murphy Avenue, 168 feet to an alley.

Being the same property conveyed to PLP LLC, a Tennessee limited liability company, by deed recorded in Instrument No. 201703080022661 in the Register's Office of Davidson County, Tennessee.

Description taken from Instrument No. 201703080022661, in the Register's Office of Davidson County, Tennessee. No opinion is rendered as to the accuracy of the legal description.

This property is known as 341 21st Street, Nashville, TN 37203

The Grantor covenants that it is lawfully seized and possessed of the above property; that it has full right to sell and convey the same as aforesaid; that said property is free of all liens and encumbrances with the exception of city and county property taxes for the year 2025, which are not yet due and payable, and those for subsequent years, which are not yet due and payable.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has hereunto subscribed its name by authorized officer, this the 19 day of May, 2025.

PLP LLC, a Tennessee limited liability company

By: Robert A. Mericle

Title: Managing Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me Dionne Carver, Notary Public, of the state and county aforementioned, personally appeared Robert A. Mericle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Managing Member, Partner of PLP LLC the within named bargainor, a Tennessee limited liability company, and that such person executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member, Partner.

Witness my hand and seal this 19th day of May, 2025.

NOTARY PUBLIC

My commission expires: 12/09/2028

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp 12/09/2028
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Stacy Northcott, do hereby make oaththat 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 documentis a true and exact copy of the original document executedand authenticated according to law on May 19, 2025.

Affiant Signature

May 20, 2025
Date

State of Tennessee

County of Madison

Sworn to and subscribed before me this 20th day of May, 2025.

Notary Signature

My Commission Expires: 3/24/26

RHONDA ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON