WARRANTY DEED

Karen Johnson Davidson County
Batch # 1280019 DEEDWARR
05/30/2025 03 28 54 PM 2 pgs
Fees $13 00 Taxes $7,215 00

20250530-0042811

LB-ISTN-25-1413

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,950,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES 5/8/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Salah Ayesh	**Same as New Owner**	
(NAME)	(NAME)	
909 18th Ave S Ste A		**10507048800, 10507041800; 10507041700**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ISLAMIC CENTER OF TENNESSEE, A TENNESSEE RELIGIOUS CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SALAH AYESH, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

REAL PROPERTY in Davidson County, Tennessee, more particularly described as follows

TRACT I.
Land in Davidson County, Tennessee, being Lot No 1 on the Plan of the Coursey Subdivision, of record in Book 5190, Page 517, Register's Office for Davidson County, Tennessee

Said Lot No 1 fronts 56 feet on the Westerly margin of 4th Avenue South and runs back 158.89 feet on the Northerly side lot line and 185 10 feet on the Southerly side lot line, being a broken line, to a line on the rear on which it measures 12 96 feet thereon

TRACT II
Land in Davidson County, Tennessee, being Lot No 40 on the Plan of B.F Brown's Subdivision of the Rains Spring Tract, as of record in Book 57, Page 115, Register's Office for said County, less that portion conveyed to the City of Nashville for the widening of Fourth Avenue South, as of record in Book 1005, Page 393 , Register' s Office for said County

Said part of Lot No 40 fronts 50 feet , more or less , on the Westerly side of Fourth Avenue South, formerly the Nolensville Turnpike, as widened, and runs back 126 feet, more or less, on the Southerly line and 81-1/2 feet, more or less, on the Northerly line, with the Southerly margin of an alley, to an alley in the rear, measuring 67 feet on said rear line

TRACT III
Land situated in the County of Davidson, State of Tennessee, and described as follows Being Lot No 39, in Rain's Addition to Nashville, said lot fronts 50 feet on the South side of Cherry Street, now known as 4th Avenue South, on the Nolensville Turnpike Road, at or near Rain's Spring, and runs back between parallel lines 170 feet, more or less, to an alley Said Rain's Plan, is registered in the Register's Office of said County, in Book 57, Page 115, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Islamic Center of Tennessee, a Tennessee religious corporation by General Warranty Deed from Al Farooq Islamic Center, Inc , a Tennessee religious corporation of record in Instrument No. 20200306-0025423, Register's Office for Davidson County, Tennessee, dated March 04, 2020 and recorded on March 06, 2020

This conveyance is subject to:

- Taxes for the year 2025 and subsequent years, a lien not yet due and payable
- Any taxes for past, present or future tax years which may become due but which are not presently due and payable because of the existing tax classification of the Land as exempt
- Subject to all matters shown on the Plan of record in Plat Book 5190, Page 517 (As to Tract I) and Plat Book 57, Page 115 (As to Tract II and III), Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 5741, Page 177, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1413, 1421 and 1423 4th Avenue South, Nashville, Tennessee 37210**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand(s) this the 27 DAY OF MAY, 2025

Islamic Center of Tennessee

BY _____
Zaher Abdelaziz
Chairman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ZAHER ABDELAZIZ, 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 CHAIRMAN of ISLAMIC CENTER OF TENNESSEE, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CHAIRMAN.

Witness my hand and official seal, this the 27 of May, 2025

_____
Notary Public
My Commission Expires _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212