This Instrument Prepared By
David L Kleinfelter
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

Karen Johnson
Batch # 1280112
06/02/2025 09 04 13 AM
Fees $28 00 Taxes $5,790 50

Davidson County
DEEDWARRSP
5 pgs

20250602-0042934

SPECIAL WARRANTY DEED

Address New Owner(s).	Send Tax Bills to	Map-Parcel No
Walid Anki and Hanna Anki 1553 Gallatin Pike North Madison, Tennessee 37115	Walid Anki and Hanna Anki 1553 Gallatin Pike North Madison, Tennessee 37115	034-09-0-178.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is One Million Five Hundred Sixty Five Thousand and no/100 dollars ($1,565,000 00)

Hanna M. Anki
Affiant

SUBSCRIBED AND SWORN TO before me, this the 28th day of May, 2025

K. Wilson
Notary Public

My Commission Expires 11/2/2026

KEATON WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

For and in consideration of the sum of One Million Five Hundred Sixty Five Thousand and no/100 dollars ($1,565,000.00), the receipt and sufficiency of which are hereby acknowledged, Emeco Properties, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Walid Anki and Hanna Anki, as tenants in common with equal shares (together, the "Grantee"), their heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property located at 1553 Gallatin Pike North, Madison, Davidson County, Tennessee 37115.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B, attached hereto and incorporated herein, by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs and assigns, in fee simple forever.

Grantor covenants and binds Grantor, its successors and assigns, to warrant and defend the title to the Property for Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever claiming title as against all acts of the Grantor(s) herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise This conveyance is expressly made subject to the matters set forth on Exhibit B.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 30th day of May, 2025.

GRANTOR:

EMECO PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Victor C. Emery, Chief Manager

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, Amy Hankins, a Notary Public of said County and State, personally appeared Victor C. Emery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Emeco Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing his name as Chief Manager.

Witness my hand and seal, this 30th day of May, 2025.

_____
Notary Public

My Commission Expires:

6/20/2028

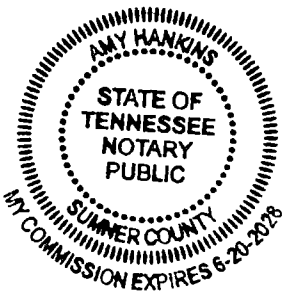


EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 3, as shown on the map entitled Rivergate Station, Section Two, Phase Five, of record in Book 7900, page 359, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

TOGETHER WITH the easement rights as set forth in the Access Easement Agreement of record in Book 9633, page 499, said Register's Office.

Being the same property conveyed to EMECO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from VFC PROPERTIES 10 LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record as Instrument No. 20120619-0053626, dated June 15, 2012, said Register's Office.

EXHIBIT B

ENCUMBRANCES

1. Taxes for the year 2025 and subsequent years.

2. Matters shown on the Plan of record in Book 7900, page 359, in the Register's Office of Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7480, page 965, as amended in Book 7537, page 359, said Register's Office.

4. Declaration of Use Restrictions of record in Book 8431, page 12, said Register's Office.

5. Easement and Deed of Dedication of record in Book 8316, page 451, said Register's Office.

6. Access Easement Agreement of record in Book 9633, page 499, said Register's Office.