REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1288294 DEEDQC
06/23/2025 08:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250623-0048695

JASON C. NGUYEN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 20th DAY OF June, 2025.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 5/14/29

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Mohamed Abdel-Khalik
2054 Gallatin Pike
Madison, TN 37115

NEW OWNER:
Mohamed Abdel-Khalik
2054 Gallatin Pike
Madison, TN 37115

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2) MAKES NO REPRESENTATIONS AS TO THE FUTURE IMPLICATIONS OF THE FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT OF 1980 (FIRPTA).

This indenture is made and entered into this 18 day of June, 2025 between TANVEER A. NASEERUDDIN (hereinafter referred to as "GRANTOR") and MOHAMED ABDEL-KHALIK (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and convey unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Being the same property conveyed to Mohamed Abdel-Khalik by Special Warranty Deed from KDI Rivergate Center, LLC, a Georgia Limited Liability Company, dated April 17, 2023 and filed April 18, 2023 of record in Instrument No. 20230418-0028400, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mohamed Abdel-Khalik and Tanveer A. Nasseerudin by Quitclaim Deed from Mohamed Abdel-Khalik dated January 9, 2024 and filed January 12, 2024 of record in Instrument No. 20240112-0002827, in the Register's Office for Davidson County, Tennessee.

TAX PARCEL # 026-14-0-045.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 2054 Gallatin Pike, Madison, TN 37115.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar statute.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

TANVEER A. NASEERUDDIN

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared TANVEER A. NASEERUDDIN, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 10th day of June, 2025.

SEAL

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES: 5/14/29

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 6931, 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 97.87 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.

Certificate of Authenticity

I, Mandy Maynor, 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

June 18, 2025.

Date

Mandy Maynor

Affiant Signature

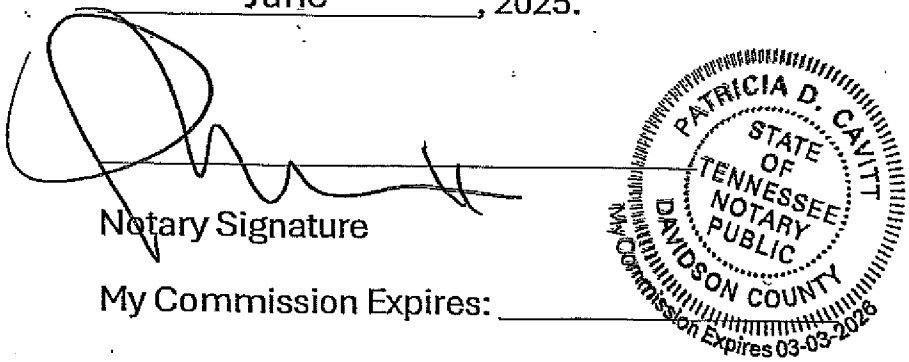
June 20, 2025

Date

State of Tennessee

County of Williamson

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



Notary Signature

My Commission Expires: _____