Karen Johnson Davidson County
Batch# 1289759 DEEDWARRSP
06/25/2025 08:42:30 AM 5 pgs
Fees: $28.00 Taxes: $13,690.00
20250625-0049886

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**Burr & Forman LLP**<br>**222 Second Avenue South, Suite 2000**<br>**Nashville, TN 37201** | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $3,700,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 6 day of June, 2025.<br><br>Notary Public<br>My Commission Expires: 9.25.26 |

AUSTIN H ESTES
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

**SPECIAL WARRANTY DEED**

| Address New Owners: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| A & A 1, LLC<br>104 Madison Mill Drive<br>Nolensville, TN 37135 | Citizens Bank<br>1207 Hillsboro Blvd.<br>Manchester, TN 37349 | 181-00-0-245.00 |

**FOR AND IN CONSIDERATION** of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **NAWAF KHALED ALBARATI** ("***Grantor***"), have bargained, transferred, sold and conveyed, and does hereby transfer, sell and convey unto **A & A 1, LLC**, a Tennessee limited liability company ("***Grantee***"), and Grantee's successors and assigns, the following described tracts or parcels of land located in Davidson County, Tennessee, as more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (the "***Property***").

The Property is improved property located at 6340 Nolensville Pike, Davidson County, Nashville, Tennessee 37211. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the Property, with the appurtenances, hereditaments, easements, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns, that Grantor is lawfully seized in fee simple of the Property above conveyed, have full power and authority and right to convey the same, and will warrant and forever defend title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except for those matters as set forth on **Exhibit B** attached hereto and incorporated herein by reference and to which this conveyance is expressly made subject, including referenced 2025 taxes which shall be prorated as of the date of closing and which Grantee assumes and agrees to pay.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

**IN WITNESS WHEREOF**, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 6 day of June, 2025.

**GRANTOR**:

Nawaf Khaled Albarati

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Nawaf Khaled Albarati, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 6 day of June, 2025.

NOTARY PUBLIC

My Commission Expires: 9.28.26

AUSTIN H ESTES
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

**EXHIBIT A**
**Legal Description**

Land in Davidson County, Tennessee, being Lot 1 as shown on the Plan of First Amendment, Shin Retail Development, of record in Instrument No. 20051104-0134155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Nawaf Khaled Albarati by Deed from Soung Myung Kim of record in Instrument No. 20210825-0114758, Register's Office for Davidson County, Tennessee, dated August 23, 2021 and recorded on August 25, 2021.

**EXHIBIT B**

**Permitted Exceptions**

1. Taxes for the year 2025 and subsequent years, a lien, not yet due and payable.

2. All matters shown on the Plan of record as Instrument No. 20051104-0134155, Register's Office for Davidson County, Tennessee.

3. Easement to the State of Tennessee of record as Instrument No. 20170721-0073965, Register's Office for Davidson County, Tennessee.

4. Sidewalk Easement Agreement of record as Instrument No. 20220613-0066925, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6/6/2025.

Affiant Signature

6/18/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

202506250049886