QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1324237 DEEDQC
09/19/2025 10:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250919-0074952

JM-BOT-25-2054

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 2025.

Notary Public

MY COMMISSION EXPIRES: 01-25-28
(AFFIX SEAL)

JENNIFER HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Khalik Investments 2, LLC, a Tennessee limited liability company		
(NAME)	(NAME)	**026-14-0-045.00**
650 E Old Hickory Blvd,		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **MOHAMED ABDEL-KHALIK,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **KHALIK INVESTMENTS 2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

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 6321, 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 97.37 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

Being the same property conveyed to Mohamed Abdel-Khalik by Quitclaim Deed from Tanveer A. Naseeruddin

of record in Instrument No. 20250623-0048695 Register's Office for Davidson County, Tennessee, dated June 18, 2025 and recorded on June 23, 2025.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2054 Gallatin Pike, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 14th day of August, 2025.

Mohamed Abdel-Khalik

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOHAMED ABDEL-KHALIK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of August, 2025.

Jennifer Hopkins
Notary Public
My Commission Expires: 01-25-28
(SEAL)

JENNIFER HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Ave.
Nashville, TN 37206

TAX Bills to be mailed to:
Khalik Investments 2 LLC
320 W Main St Ste B
Hendersonville, TN 37075

Tennessee Certification of Electronic Document

I, MARTHA H COLLINS, 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 August 14, 2025 (date of document).

Martha H. Collins
Affiant Signature

September 9, 2025
Date

State of TENNESSEE

County of SULLIVAN

Sworn to and subscribed before me this 9 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/07/2026

NOTARY'S SEAL

TERAH DOLLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WASHINGTON