Karen Johnson Davidson County
Batch# 1354494 DEEDWARR
12/05/2025 09:13:30 AM 9 pgs
Fees: $48.00 Taxes: $31,820.00
20251205-0096732

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|---|---|
| THIS INSTRUMENT BY:<br><br>WILLIAM TIMOTHY HILL<br>Attorney at Law<br>214 2nd AVENUE NORTH,<br>SUITE 205<br>NASHVILLE, TENNESSEE 37201<br>(615) 256-1577 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON)<br>The actual consideration or value, whichever is greater, for this transfer is $8,600,000.00<br><br>Yvonne Hall<br>Affiant<br>Subscribed and sworn to before me, this the 3rd day of December, 2025<br><br>Notary Public<br>My Commission Expires: 8-30-2027 |

MELISSA A GOELZ STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY My Comm. Expires 8-30-2027

# WARRANTY DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Magdy Hzkial<br>Medhat Lewis<br>9688 Brass Valley Drive<br>Brentwood, TN 37027 | Same | Davidson County<br>Map: 093-06-2<br>Parcel: 055.00 |

FOR AND IN CONSIDERATION of Eight Million Six Hundred Thousand Dollars ($8,600,000.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, grantors, **JEANNE R. HARLAN, MARK L. ROBIN, CHARLES M. ROBIN, and HENRY G. ROBIN,** by these presents do hereby sell, transfer and convey unto

**GALAXY 2ND AVE, LLC**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO-WIT:

**See Exhibit A – Legal Description**

THIS CONVEYANCE IS SUBJECT TO:

**See Attached Exhibit B**

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantee, its successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantor does hereby bind itself and Grantors 'successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the property, and by acceptance of this deed, accepts the property "as is" and "where is" in its present conditions.

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.

***(SIGNATURE PAGE TO FOLLOW)***

WITNESS our hands this 26 day of November, 2025.

JEANNE R. HARLAN

State of FL )
County of Duval )

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared JEANNE R. HARLAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within name bargainor and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 26th day of November, 2025.

Notary Public

My Commission Expires: 5-12-29

JOSHUA TOMLINSON
Commission # HH 675810
Expires May 12, 2029

MARK L. ROBIN

State of Tennessee )
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared MARK L. ROBIN, 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 within name bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 21st day of November 2025.

Notary Public

My Commission Expires: 9/7/26

DARRELL MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CHARLES M. ROBIN

State of Tennessee )
County of Davidson )

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared CHARLES M. ROBIN, 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 within name bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 21st day of November, 2025.

Notary Public

My Commission Expires: 9/7/26

DARRELL MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

HENRY G. ROBIN

State of New York )
County of Suffolk )

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared HENRY G. ROBIN, 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 within name bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 26th day of November, 2025.

Notary Public

My Commission Expires: 9/19/2026

Robert McGarity
Notary Public, State of New York
Reg. No. 01MC6441096
Qualified in Suffolk County
Commission Expires 09/19/2026

**EXHIBIT A – Legal Description**

Land in Davidson County, Tennessee being land in the 19tth Councilmanic District.

BEING parts of Lots Nos. 29 and 30 on the Plan of the Original Town of Nashville, not of record, described according to a survey made by James A. Hamilton, Jr. Surveyor, December 30, 1950, as follows:

BEGINNING at a vertical masonry joint, between two brick walls at the southeast corner of this tract and the northeast corner of the tract adjoining on the south, known as the William Sanderson Building, said joint being in the west margin of 2nd avenue North, as now widened and located, and being 253.98 feet north of the north margin of Broad Street; thence westerly along the south wall of the building located on the land in question, along the north wall of the Sanderson property, with the meanders of said wall, a total distance of 84.29 feet to the east margin of an alley, said point in said alley being 255.04 feet north of the north margin of Broad Street; thence northerly 40.31 feet to a point in said alley; thence easterly, passing through a part of the rear wall of the building north of the land in question, known as the Leonard Melton Building, and along the north line of the wall of the building located on this property, easterly a total distance of 84.19 feet to the face of a vertical masonry joint between the building located on this land and the building located on the land lying north of the land in question, being in the west margin of 2nd Avenue North, as now widened and located; thence with the margin of said Avenue, southerly 40.2 feet to the beginning.

Being the same property conveyed to CHARLES M. ROBIN, WILLIAM H. ROBIN AND SARA S. ROBIN, TO EACH A 1/3 UNDIVIDED INTEREST, by deed from E.C. HOOPER AND WIFE, LUCILLE HOOPER, of record in Book 5776, page 482, dated July 28, 1981, said Register's Office.

WILLIAM H. ROBIN died testate on or about June 11, 1982, devising his portion of said property to SARA ROBIN by will of record in Will Book 139, Page 636, Probate Court for Davidson County, Tennessee. For further reference see Affidavit of Heirship of record in Instrument No. 20121218-0116568, said Register's Office.

SARA S. ROBIN having conveyed all her interest to JEANNE R. HARLAN, MARK L. ROBIN, CHARLES M. ROBIN AND HENRY G. ROBIN, AS TENANTS IN COMMON, TO EACH A 16.665% UNDIVIDED INTEREST, by quitclaim deed in Instrument No. 20121218-0116569, dated December 13, 2012, said Register's Office.

This is improved property, known as 127 Second Avenue North, Nashville, Davidson County, Tennessee 37201.

**Exhibit B – Exceptions**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises, particularly the following:

1. Being further subject to Taxes for 2025 and subsequent years;
2. Subject to party wall agreement in Book 146, page 544, said Register's Office.
3. Terms, conditions and Restrictions of record in Book 2735, page 473, Ordinance No. 77-716, Book 7423, page 374, Book 7631, page 606, Book 8421, page 587, Ordinance No. O93-774, Book 9208, page 613, Book 10512, page 464, Ordinance No. O98-1187, Instrument No. 20020626-0076795, Instrument No. 20050124-0008719, Instrument No. 20070122-0008939 and Instrument No. 20130903-0092714, said Register's Office.
4. All Governmental restrictions, zoning, and codes.

Certificate of Authenticity

I, Melissa Goetz, 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 November 26, 2025.

Date

Affiant Signature

December 4, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th day of December, 2025.

Notary's Signature

My Commission Expires: 07-18-2028
Date

Notary's Seal (if on paper)

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON