Karen Johnson Davidson County
Batch# 1356463 DEEDWARRSP
12/10/2025 02:40:30 PM 5 pgs
Fees: $28.00 Taxes: $7,030.00
20251210-0098259

This Instrument Prepared by:
Paul F. Soper
2323 21st Avenue, S., Ste. 502
Nashville, TN 37212

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:
ST Thomas Real Estate, LLC
105 Haywood Lane
Antioch, TN 37013

SEND TAX BILLS TO:
ST Thomas Real Estate
4001 Papaknon Dr.
Smyrna TN 37167

MAP/PARCEL NO.:
148--00-0-033.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MOHAMED M. ALOMARI, AS TO A SIXTY PERCENT (60%), UNDIVIDED INTEREST, AND RASSAM HEZAM ABOULLAH SALAH, AS TO A FORTY PERCENT (40%), UNDIVIDED INTEREST, AS TENANTS IN COMMON,**(the "Grantors") have bargained and sold, and by these presents do transfer and convey unto, **ST THOMAS REAL ESTATE, LLC, a Tennessee limited liability company,** (the "Grantee"), their successors and assigns, all of Grantors' right, title and interest in and to that certain land in **Davidson County, Tennessee**, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, ***against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.***

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Peterbilt Subdivision, of record in Book 5200, page 13, 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 MOHAMED M. ALOMARI, AS TO A SIXTY PERCENT (60% UNDIVIDED INTEREST, AND RASSAM HEZAM ABOULLAH SALAH, AS TO A FORTY PERCENT (40%) INTEREST, AS TENANTS IN COMMON, by Special Warranty Deed from ROBERT LEE STEWART AND SARITA MARTIN STEWART, CO-TRUSTEES OF THE STEWART FAMILY REVOCABLE TRUST DATED SEPTEMBER 23, 2021 , of record as Instrument No. 20230614-0045298, dated June 12, 2023, said Register's Office.

TOGETHER WITH a 50 foot easement for ingress and egress as set forth in Book 5220, page 638, said Register's Office, and as shown on the Plat of record in Book 5200, page 13, dated June 12, 2023, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 148--00-0-033.00.

2. Matters shown on the Plan of record in Book 5200, page 13, said Register's Office.

3. Restrictive Covenants set forth in deed of record as Instrument No. 20080519-0050954, said Register's Office.

4. Permanent Easement and Right-of-Way of record in Book 6314, page 231, said Register's Office.

5. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 7492, page 623, said Register's Office.

6. Easement for the flow of the water of Mill Creek and the rights of the public therein.

7. Rights of upper and lower riparian owners to the flow of the water of Mill Creek, free from diminution or pollution.

8. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Mill Creek.

9. Title to that portion of the land lying below the ordinary low water mark of Mill Creek.

WITNESS Grantor's hand, this 5th day of December, 2025.

MOHAMED M. ALOMARI

RASSAM HEZAM ABOULLAH SALAH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **MOHAMED M. ALOMARI, AS TO A SIXTY PERCENT (60%), UNDIVIDED INTEREST, AND RASSAM HEZAM ABOULLAH SALAH, AS TO A FORTY PERCENT (40%), UNDIVIDED INTEREST, AS TENANTS IN COMMON** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 5th day of December, 2025.

Notary Public

RAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/11/26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $1,900,000.00.

Affiant

Subscribed and sworn before me this 5th day of December, 2025.

Notary Public

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2029

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-

My Commission Expires: 11/3/29

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 12/5/25 (date of document).

Affiant Signature

12/5/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

NOTARY'S SEAL