Karen Johnson Davidson County
Batch# 1482432 DEEDWARRSP
10/08/2026 10:30:30 AM 6 pgs
Fees: $33.00 Taxes: $1,480.00
20261008-0092499

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $400,000.00. Affiant Subscribed and sworn to before me, this 5th day of October, 2026. Notary Public My commission expires: 8/1/2029

SHARON F MULLER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 01, 2029

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Ashland Tudor Partners 150 Third Avenue South, Suite 1700 Nashville, TN 37201	Same	06800005700

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **MUNIR A. HANTOULI**, a single person (the

"Grantor"), has bargained and sold, and by these presents does sell, transfer, and convey unto **ASHLAND TUDOR PARTNERS**, a Tennessee general partnership (the "Grantee"), its successors, and its assigns, effective as of the 5th day of October, 2026 (the "Effective Date"), that certain real property lying and being in Davidson County, Tennessee, as described on Exhibit A, attached hereto and incorporated herein by this reference (the "Property").

This conveyance is made subject to the matters set forth on Exhibit B, attached hereto and incorporated herein by this reference (collectively, the "Permitted Encumbrances").

This is unimproved property known as 0 Ashland City Highway, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, hereditaments, tenements, estate, rights, title, and interest thereto belonging to Grantee, its successors, and its assigns, forever; and Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, his heirs, and his assigns, to warrant and forever defend the title to the said land to Grantee, its successors, and its assigns against the lawful claims of all persons whomsoever arising by, through, or under Grantor, but not otherwise.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

10-09.2026

Munir A. Hantouli

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MUNIR A. HANTOULI**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of October, 2026.

Notary Public

My Commission Expires: _____



EXHIBIT A

PROPERTY DESCRIPTION

Land in the 1st Councilmanic District of Davidson County, Tennessee, being the west part of the southwesterly part of Lot No. 3 in the division of the Martha Simpkins' property recorded in the Circuit Court Clerk's Office of Davidson County in Book "CC", page 95, situated in the old 23rd Civil District, now the 13th Civil District, and more particularly described as follows:

Beginning at a point in the northerly margin of Hydes Ferry Pike, said point being the southwesterly corner of Lot No. 3 in the division of the Martha Simpkins property; thence along westerly line of said Lot No. 3 North 05° 40' East 400 feet to a point; thence South 84° 20' East 132.0 feet to a point; thence South 05° 40' West 377.0 feet to a point in the north margin of Hydes Ferry Pike; thence South 86° 50' West 133.5 feet to the point of beginning, said tract containing 1.16 acres, more or less, according to a survey by Ernest Davis dated May 29, 1973.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM, are those portions thereof described in the deeds of record in Book 7071, page 791, and Book 9443, page 569, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Munir A. Hantouli, a single person, by deed from Michael Castellarin, Successor Administrator for the Estate of Charles Samuel Huddleston, Sr., of record as Instrument No. 20190220-0015140, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit of record as Instrument No. 202610080092498, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real property taxes and assessments for the year 2026 and subsequent years, which have been assumed by Grantee under the Special Warranty Deed to which this Exhibit is attached.

2. Easement(s) contained in Warranty Deed of record in Book 5696, page 955, Register's Office for Davidson County, Tennessee.

3. Easement(s) contained in Deed of Easement of record as Instrument No. 20031001-0145004, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, William T. Smith, 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 October 5, 2026.

W.T.S

Affiant Signature

Date: October 6, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 6th day of October, 2026.

Sharon F Muller

Notary's Signature

My Commission Expires: 8/1/2029

Notary's Seal

