Karen Johnson Davidson County
Batch# 323025 DEEDQC
12/02/2019 12:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191202-0123576

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Capital City Title Services, LLC.
405 Two Mile Pike, Unit B
Goodlettsville, Tennessee 37072

CCT# 2019111110

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
PMK, LLC 1111B Bell Rd. Antioch, TN 37013	SAME	163-00-0-347.00

QUITCLAIM DEED

THIS INDENTURE, made and entered into on this 27 day of November, 2019, between **OM ASSOCIATES D/B/A KNIGHTS INN**, a Tennessee General Partnership composed of Gunvant A. Prema and Sudha A. Prema, general partners, with its principal place of business in Davidson County, Tennessee ("Grantor"), and **PMK, LLC**, a Tennessee limited liability company with its principal place of business in Davidson County, Tennessee ("Grantee"),

WITNESETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Land in the Fifth (5th) Civil District of Davidson County, Tennessee, being all of Tract No. 2 on the Plan of Final Plat For Suman Patel Scottish Inns Property of record in Plat Book 8250, Page 663, in the Register's Office for Davidson County, Tennessee, to which map specific reference is hereby made for a more complete description of the property, said Tract being north of Bell Road and West of Interstate Highway 24.

BEING the same property conveyed to OM Associates D/B/A Knights Inn, Tennessee General Partnership by Quitclaim Deed from Gunvant A. Prema, Dhani M. Patidar and Narmdaben Desai, individually and as sole members at the time of dissolution of OM Associates, LLC, of record in Instrument No. 20150813-0081159 Register's Office for Davidson County, Tennessee, dated July 8, 2015 and recorded on August 13, 2015.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which will be the responsibility of the Grantee.

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

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal the day and year first above written.

OM ASSOCIATES D/B/A KNIGHTS INN, a Tennessee general partnership

By: _____
Gunvant A. Prema, General Partner

By: _____
Sudha A. Prema, General Partner

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

Personally appeared before me, the undersigned authority, a Notary Public of the state and county aforementioned, Gunvant A. Prema and Sudha A. Prema, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the general partners of **OM ASSOCIATES D/B/A KNIGHTS INN**, the within named bargainor, a general partnership, and that they as such general partners, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership as general partners.

Witness my hand and seal, at office in Davidson County, Tennessee, this 27 day of November, 2019.

Annemarie Cain
Notary Public

My Commission Expires: 1-18-22

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $ 0.00.

Affiant/Grantee

Subscribed and sworn to before me this 27 day of November, 2019.

Annemarie Cain
Notary Public

My commission expires: 1-18-22

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Kim DeBerry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signer's Name

Kim DeBerry

Signature

State of Tennessee

County of Coffee

Personally appeared before me, Tashonna R. Starr, a notary public for this county and state, Kim DeBerry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Tashonna R. Starr

Notary's Signature

MY COMMISSION EXPIRES: 16MAY22

NOTARY'S SEAL

TASHONNA R. STARR
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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