NEW OWNER:

Sanket Patel
1009 Fairview Knoll Drive
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 20-302

Map & Parcel: 120-05-0-196.00

Karen Johnson Davidson County
Batch# 481631 DEEDWARRSP
09/23/2020 04:10:30 PM 6 pgs
Fees: $33.00 Taxes: $2,257.00
20200923-0109450

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SIX HUNDRED TEN THOUSAND AND 00/100 DOLLARS ($610,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Malad Nashville Enterprises, LLC, a Tennessee limited liability company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Sanket Patel,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision Part of Reserved Parcel "A", Section Five, Glengarry Park of record in Plat Book 4060, Page 49, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Malad Family Limited Partnership by Special Warranty Deed from The Krystal Company, a Tennessee corporation of record in Instrument No. 20121008-0092124 Register's Office for Davidson County, Tennessee, dated October 5, 2012 and recorded on October 8, 2012. Further being the same property conveyed to Malad Nashville Enterprises, LLC, a Tennessee limited liability company by Quitclaim Deed from Malad Family Limited Partnership, a California limited partnership of record in Instrument No. 20121126-0107906 Register's Office for Davidson County, Tennessee, dated November 19, 2012 and recorded on November 26, 2012.

Being also known as 1201 Murfreesboro Pike, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said Grantee, his successors and assigns, in fee simple, forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever except as otherwise provided

herein; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

This conveyance is made subject to any and all visible easements or rights-of-way, and rights-of-way, easements, restrictions, etc., of record, if any. See attached Exhibit A for a list of exceptions.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representatives this 18th day of September, 2020.

Malad Nashville Enterprises, LLC,
A Tennessee limited liability company

By: Sohail Malad, Managing Member

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Sohail Malad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the Managing Member of Malad Nashville Enterprises, LLC the within-named bargainer, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office, this_____ day of September, 2020.

_____
NOTARY PUBLIC

My commission expires:_____

Please see attachment

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On 09-18-2020 before me, Hiram Martinez, Notary Public
(insert name and title of the officer)

personally appeared Sohail Malad,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

HIRAM MARTINEZ
COMM. #2292077
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires 06/08/2023

Signature _____ **(Seal)**

****

The actual consideration or value, whichever is greater, for this transfer is **$610,000.00**

AFFIANT

Sworn to and subscribed to before me this 21 day of September, 2020.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT "A"
Exceptions

1. Subject to all matters shown on the Plan of record in Plat Book 4060, Page 49, Register's Office for Davidson County, Tennessee.

2. Restrictions of record in Book 2796, Page 604 and Book 3186, Page 148, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

3. Use and Operating Restrictions and Affirmative Covenants of record in Instrument Number 20070507-0054509, in the Register's Office for Davidson County, Tennessee.

4. Release and Right of Way Agreement of record in Instrument Number 20070507-0054510, in the Register's Office for Davidson County, Tennessee.

5. Inspection and Maintenance Agreement For Private Stormwater Management Facilities of record in Instrument Number 20080401-0032541, in the Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20080401-0032574, in the Register's Office for Davidson County, Tennessee.

7. Memorandum of Lease of record in Instrument Number 20121008-0092125, in the Register's Office for Davidson County, Tennessee.

8. Right of Way for Murfreesboro Pike/U.S. Highway 41/70 S and Glengarry Drive.

9. Rights of tenants, as tenants only, under recorded or unrecorded leases.

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Signature

State of TENNESSEE

County of WILSON

Personally appeared before me, Lisa P. Chaney, a notary public for this county and state,
Notary's Name

Todd A. Tressler, II, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 07-11-2021

NOTARY'S SEAL

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON 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).

SA0241

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