Karen Johnson Davidson County
Batch# 524648 DEEDWARRSP
12/04/2020 10:21:30 AM 4 pgs
Fees: $23.00 Taxes: $6,937.50
20201204-0141062

This instrument prepared by:
Kyle J. Levstek
Calloway Title and Escrow, LLC
4170 Ashford Dunwoody Road
Suite 525
Atlanta, GA 30319

Return Recorded Document to:
CINCO DE MAYO HOLDINGS, LLC
5770 Old Hickory Blvd.
Hermitage, TN. 37076

Name and Address
Of Property Owner:
Cinco De Mayo Holdings, LLC
5770 Old Hickory Blvd.
Hermitage, TN 37076

Send Tax Bills to:

New Owner

Map and Parcel Number:
086 00 0 780.00
199

After recording return to:
Calloway Title and Escrow, LLC
4170 Ashford Dunwoody Rd. Ste. 525
Atlanta, GA 30319

7-01150

SPECIAL WARRANTY DEED

THIS INDENTURE made as of the 16th day of November, 2020, between **KSHAMA HOTEL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), and **CINCO DE MAYO HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantee"), for and in consideration of the sum of TEN ($10.00) DOLLARS, and other good and valuable consideration not herein mentioned, to it in hand paid, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby sell, transfer, and convey unto Grantee, its successors and assigns, the following described tract or parcel of real property in Davidson County, Tennessee:

ALL THAT TRACT or parcel of land lying and being in Davidson County, Tennessee, being Lot 2 on that certain Final Plat of A Resubdivision of Lot 1 Revised Priest Lake Commercial Park, prepared by Weatherford and Associates, LLC, bearing the seal of Paul G. Weatherford, Tennessee Registered Land Surveyor No. 1941, dated July 15, 2019, last revised June 28, 2020, recorded on July 21, 2020, as more particularly depicted on a plat recorded in Instrument No. 20200721-0079934, in the Register of Deeds in Davidson County, Tennessee, which plat is incorporated herein by reference hereto (hereinafter referred to as the "Property").

This being part of the same property as conveyed by that certain Deed from Krishna Associates, a Tennessee General Partnership to Kshama Hotel, LLC, a Tennessee Limited Liability Company dated March 4th, 2016, filed for record March 9th 2016, at 10:00 A..M., recorded in Instrument Number 20160309-0022487 in the Register of Deeds office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the same unto Grantee, its successors and assigns, forever, in fee simple. And Grantor does covenant that it is lawfully seized and possessed of said real

property, has full power and legal authority to convey the same, and the title thereto is free, clear and unencumbered, except as noted in this Deed.

And Grantor does further covenant and bind itself and its successors and assigns, to warranty and defend the title to said real property to Grantee, its successors and assigns, against all lawful claims of all persons claiming by, through or under it but not further or otherwise.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year above written.

GRANTOR: KSHAMA HOTEL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By: _____ (Seal)
Pat Parbhu, Chief Officer

STATE OF TN)
) SS.
COUNTY OF Davidson)

TCA 66-22-108 (a)

Before me, the undersigned, a notary public in the State and County aforesaid, personally appeared **Pat Parbhu** , 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 Chief Officer of **Kshama Hotel, LLC**, the within named bargainor, a Tennessee Limited Liability Company, and that he, as such Chief Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **Kshama Hotel, LLC,** as Chief Officer.

Witness my hand and official seal at office at 5/3 Bank on this the 17th day of November, 2020.

_____
Notary Public

Commission Expires: My Commission Expires September 2, 2024
(SEAL)

DARIYAN STALLINGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

OATH OF CONSIDERATION

STATE OF GEORGIA

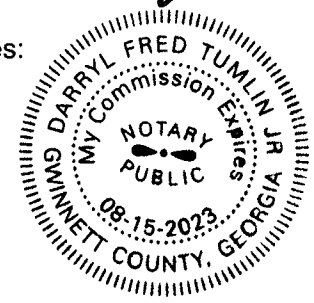
COUNTY OF COBB

THE UNDERSIGNED HEREBY SWEARS OR AFFIRMS THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROEPRTY, WHICHEVER IS GREATER, IS $1,875,000.00.

_____ (SEAL)
AFFIANT: Kyle J. Levstek

Signed, sealed and delivered
in the presence of:

_____
Notary Public
My Commission Expires:



I, David W. Dudley, 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.

Signature

STATE OF GEORGIA

COUNTY OF DEKALB

Personally appeared before me, Darryl Fred Tumlin Jr., a notary public for this county and state, David W. Dudley, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 08-15-2023.

Notary's Seal (If on paper)

