THIS INSTRUMENT PREPARED BY:
Mollie A. Gass, Esq.
Rudy Winstead Turner, PLLC
2010 21st Ave. South
Nashville, Tennessee 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,625,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 1st day of March, 2021.

Notary Public
My Commission Expires: 1/9/22

MOLLIE A. GASS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 09, 2022

Karen Johnson Davidson County
Batch# 590596 DEEDWARR
03/12/2021 09:07:14 AM 3 pgs
Fees: $18.00 Taxes: $13,412.50

20210312-0032777

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Nayankumar Patel and Nishith Jobalia 1308 Murfreesboro Road Franklin, Tennessee 37064	Same	093-09-0-103.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Three Million Six Hundred Twenty Five Thousand and No/100 ($3,625,000.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Matthew A. Simms and Allison W. Simms, a married couple (collectively, the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Nayankumar Patel and Nishith Jobalia, both individual residents of Tennessee ("Grantee"), its successors and assigns, all of its rights, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Certain real property situated in Davidson County, Tennessee and being more particularly described as follows, to-wit:

Being a portion of Lot Nos. 236 and 237, on the plan of McNairy's West Nashville Lots, which plat is of record in Minute Book "C", Pages 136-137, Register's Office for Davidson County, Tennessee (RODCT) and more particularly described as follows:

BEGINNING at a found 1/2" iron rod (old) (N664619.12, E1735529.40 Tennessee State Plain Coordinates), located at the intersection of the eastern margin of George L. Davis Boulevard and the northern margin of an alley, designated as Alley #237, said rod also being the southwestern corner of this

described tract; thence running along said eastern margin of said George L. Davis Boulevard, run thence N 27°38'08" W, for a distance of 67.97 feet, to a found 1/4" iron rod (old) (N664679.34, E1735497.87 Tennessee State Plain Coordinates) said rod being the southwestern corner of the 114 RE Investment, LLC property, of record in Instrument No. 20160105-0000994, RODCT and the northwestern corner of this tract; thence leaving said eastern margin and running along the southern boundary line of said 114 RE Investment, LLC property, run thence N 61°57'37" E, for a distance of 100.15 feet, to a point located on the edge of an existing brick building and on the western boundary line of the 114 RE Investment, LLC property, of record in Instrument No. 20160725-0076423, RODCT, said point also being the northeastern corner of this tract; thence running along said western line, run thence S 28°20'26" E, for a distance of 69.18 feet, to a power pole, said pole being located on said northern margin of Alley #237, also being the southwestern corner of said 114 RE Investment, LLC property, of record in Instrument No. 20160725-0076423, RODCT, and the southeastern corner of this tract; thence running along said northern margin of Alley #237, run thence S 62°38'54" W, for a distance of 101.00 feet, to the POINT OF BEGINNING, containing 0.16 acres, more or less. according to a survey performed by Robyn Jo Hamill, PLS 1770, Atlantic Surveying & Mapping, Inc., Lebanon, Tennessee, dated March 29, 2020.

Being the same property conveyed to Matthew A. Simms and wife, Allison W. Simms by Deed from Beverly Jane Cole, a widow, dated January 30, 2012 and filed of record in Instrument No. 20120131-0008839, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and have good right to convey it. Grantor covenants with Grantee that Grantor will warrant and forever defend title to the Premises against the lawful claims of all persons whomsoever.

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 1st day of March, 2021.

GRANTOR:

Matthew A. Simms

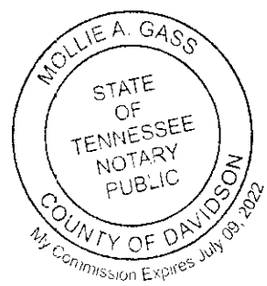
Allison W. Simms

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of said County and State, personally appeared Matthew A. Simms, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument, for the purposes therein contained.

Witness my hand and official seal, this the 1st day of March, 2021.

Notary Public
Commission Expires: 7/9/22



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of said County and State, personally appeared Allison W. Simms, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument, for the purposes therein contained.

Witness my hand and official seal, this the 1st day of March, 2021.

Notary Public
Commission Expires: 7/9/22

