Karen Johnson Davidson County
Batch# 591695 DEEDWARR
03/12/2021 03:47:30 PM 9 pgs
Fees: $48.00 Taxes: $19,240.00
20210312-0033569

Name and Address of New Owner:
Shaar Forero Properties, Inc.
4313 Belle Mina Lane
Franklin, TN 37064

Send Tax Statements To:
NEW OWNER

This Instrument Prepared by:
(Please Return Document to this Address)
John W. Rodgers, Attorney
Kious, Rodgers, Barger, Holder & King, PLLC
503 N. Maple Street
Murfreesboro, TN 37130

CLERK AND MASTER'S DEED

This deed by Linda F. Reeder, Clerk and Master of the Chancery Court for Putnam County, Tennessee is made as of the 12 day of March, 2021 to Shaar Forero Properties, Inc. (hereinafter "Grantee").

WITNESSETH

WHEREAS, suit was filed in the Chancery Court for Davidson County, Tennessee by Prisha Investment LLC against Kahiman Limited Liability Company and by Sanjaybhai D. Patel against Nashville Hotels LLC, Shiv Investment Group, GP, and Nanu Patel, and counterclaims were asserted by all defendants against all plaintiffs, in consolidated Case No. 18-99-III, which cause was thereafter duly transferred to the Chancery Court for Putnam County, Tennessee and assigned Case No. 2019-26; and

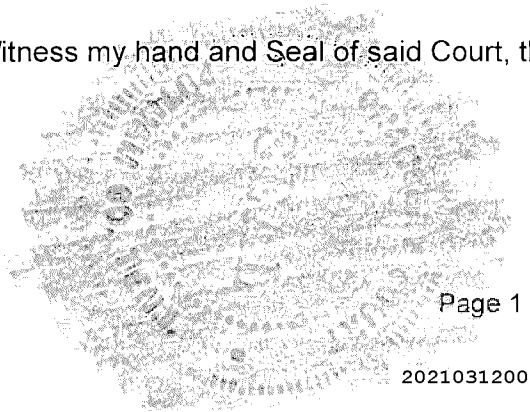
WHEREAS, a decree was duly rendered in said cause by the Chancery Court for Putnam County, Tennessee on the 17th day of December, 2020, Minute Book 202, Page 309, commanding me to sell the following described property, situated in Davidson County, Tennessee, and bounded as follows, to wit: See attached Exhibit A

WHEREAS, said land was by me sold accordingly, and said Grantee became the purchaser, and said sale was duly confirmed by the Court on the 10 day of March, 2021, by order filed for record on the 12 day of March, 2021, in Instrument No. 20210312-0033019, of the Register's Office of Davidson County, Tennessee and all the right, title, and interest of all parties to the suit divested out of them and vested in the said Grantee; and

WHEREAS, I was by said decree authorized and directed to execute and deliver a deed conveying to said Grantee all the right, title, and interest of all parties to this suit in and to said tract of land; and

NOW, THEREFORE, in consideration of the premises and the sum of Five Million Two Hundred Thousand Dollars ($5,200,000.00), to me paid by the Grantee, I, Linda F. Reeder, Clerk and Master of the Chancery Court for Putnam County, Tennessee, do, by this deed, grant, convey, and confirm unto the said Grantee, its successors and assigns forever, all the right, title, and interest of all the parties to said suit in and to said tracts of land and every part and parcel thereof with all appurtenances thereto.

Witness my hand and Seal of said Court, this the 12th day of March, 2021.



Linda F. Reeder
CLERK AND MASTER

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, Lynn F. Vaught, Notary Public of the State and County aforesaid, personally appeared LINDA F. REEDER, Clerk and Master of the Chancery Court for Putnam County, Tennessee, with whom and whose official position I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the foregoing instrument for the purpose therein contained.

Sworn and subscribed to before me this the 12 day of March, 2021.

NOTARY PUBLIC

My Commission Expires: 2/20/2023

LYNN F. VAUGHT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

JOINDER

The undersigned parties hereby join in this conveyance in their individual capacities, and as members, owners, partners, shareholders, or agents of any related entities, including Shiv Investment Group, a Tennessee Limited Liability Partnership, Shiv Investment Group, a Tennessee General Partnership, Hiralaxmi Investments LLC, Hira Laxmi Investment LLC Hiralaxmi Enterprises Incorporated, Hira Laxmi Investment LLC and Kahimans Investment LLC to the extent any of the foregoing hold any right, title, or interest in or to said land, and hereby quitclaim to Grantee, its heirs and assigns forever, all of their right, title, and interest in and to said tract of land and every part and parcel thereof with all appurtenances thereto:

SANJAYBHAI D. PATEL, Individually, as General Partner of Shiv Investment Group, a Tennessee general partnership, and as Managing Member of Hiralaxmi Investments LLC a/k/a Hira Laxmi Investment LLC and Shareholder of Hiralaxmi Enterprises Incorporated d/b/a Hira Laxmi Investment LLC

NANU PATEL, Individually, as General Partner of Shiv Investment Group, a Tennessee general partnership, and as Managing Member of Kahimans Investment LLC

HIRAN PATEL, Individually, as General Partner of Shiv Investment Group, a Tennessee general partnership, and as a Member of Kahimans Investment LLC

NISHA PATEL, Individually, as General Partner of Shiv Investment Group, a Tennessee general partnership, and as a Member of Kahimans Investment LLC

KAREN PATEL, Individually, as General Partner of Shiv Investment Group, a Tennessee general partnership, and as a Member of Kahimans Investment LLC

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, Notary Public of the State and County aforesaid, personally appeared LINDA F. REEDER, Clerk and Master of the Chancery Court for Putnam County, Tennessee, with whom and whose official position I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the foregoing instrument for the purpose therein contained.

Sworn and subscribed to before me this the ___ day of March, 2021.

_____ My Commission Expires: _____
NOTARY PUBLIC

JOINDER

The undersigned parties hereby join in this conveyance in their individual capacities, and as members, owners, partners, shareholders, or agents of any related entities, including Shiv Investment Group, a Tennessee Limited Liability Partnership, Shiv Investment Group, a Tennessee General Partnership, Hiralaxmi Investments LLC, Hira Laxmi Investment LLC Hiralaxmi Enterprises Incorporated, Hira Laxmi Investment LLC and Kahimans Investment LLC to the extent any of the foregoing hold any right, title, or interest in or to said land, and hereby quitclaim to Grantee, its heirs and assigns forever, all of their right, title, and interest in and to said tract of land and every part and parcel thereof with all appurtenances thereto:

_____
SANJAYBHAI D. PATEL, Individually, as General Partner of Shiv Investment Group, a Tennessee general partnership, and as Managing Member of Hiralaxmi Investments LLC a/k/a Hira Laxmi Investment LLC and Shareholder of Hiralaxmi Enterprises Incorporated d/b/a Hira Laxmi Investment LLC

_____
NANU PATEL, Individually, as General Partner of Shiv Investment Group, a Tennessee general partnership, and as Managing Member of Kahimans Investment LLC

_____
HIRAN PATEL, Individually, as General Partner of Shiv Investment Group, a Tennessee general partnership, and as a Member of Kahimans Investment LLC

_____
NISHA PATEL, Individually, as General Partner of Shiv Investment Group, a Tennessee general partnership, and as a Member of Kahimans Investment LLC

_____
KAREN PATEL, Individually, as General Partner of Shiv Investment Group, a Tennessee general partnership, and as a Member of Kahimans Investment LLC

STATE OF Tennessee
COUNTY OF Rutherford

Before me, Lynn F. Vaught, Notary Public of the State and County aforesaid, personally appeared SANJAYBHAI D. PATEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), in his individual capacity and who, upon oath, acknowledged himself to be General Partner of Shiv Investment Group, a Tennessee general partnership, Managing Member of Hiralaxmi Investments LLC a/k/a Hira Laxmi Investment LLC and Shareholder of Hiralaxmi Enterprises Incorporated d/b/a Hira Laxmi Investment LLC, the within named bargainors and that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Sworn and subscribed to before me this the 11 day of March, 2021.

NOTARY PUBLIC My Commission Expires: 2/20/2023

STATE OF Tennessee
COUNTY OF Rutherford

Before me, Lynn F. Vaught, Notary Public of the State and County aforesaid, personally appeared NANU PATEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), in his individual capacity and who, upon oath, acknowledged himself to be General Partner of Shiv Investment Group, a Tennessee general partnership and Managing Member of Kahimans Investment LLC, the within named bargainors and that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Sworn and subscribed to before me this the 12 day of March, 2021.

NOTARY PUBLIC My Commission Expires: 2/20/2023

STATE OF Tennessee
COUNTY OF Rutherford

Before me, Lynn F. Vaught, Notary Public of the State and County aforesaid, personally appeared HIRAN PATEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), in his individual capacity and who, upon oath, acknowledged himself to be General Partner of Shiv Investment Group, a Tennessee general partnership and Member of Kahimans Investment LLC, the within named bargainors and that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Sworn and subscribed to before me this the 12 day of March, 2021.

NOTARY PUBLIC My Commission Expires: 2/20/2023

STATE OF Texas
COUNTY OF Dallas

Before me, Roger Sampson, Notary Public of the State and County aforesaid, personally appeared KAREN PATEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), in her individual capacity and who, upon oath, acknowledged herself to be General Partner of Shiv Investment Group, a Tennessee general partnership and Member of Kahimans Investment LLC, the within named bargainors and that she, being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Sworn and subscribed to before me this the 11 day of March, 2021.

NOTARY PUBLIC

My Commission Expires: 7/11/21

ROGER SAMPSON
Notary Public, State of Texas
Comm. Expires 07-11-2021
Notary ID 129485920

STATE OF Tennessee
COUNTY OF Rutherford

Before me, Lynn F. Vaught, Notary Public of the State and County aforesaid, personally appeared NISHA PATEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), in her individual capacity and who, upon oath, acknowledged herself to be General Partner of Shiv Investment Group, a Tennessee general partnership and Member of Kahimans Investment LLC, the within named bargainors and that she, being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Sworn and subscribed to before me this the 12 day of March, 2021.

NOTARY PUBLIC

My Commission Expires: 2/20/2023

LYNN F. VAUGHT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $5,200,000.00.

Affiant Signature

Nisha as general partner of Shiv investment group.

Subscribed and sworn to before me, this 12 day of March, 2021.

Notary Public
My Commission Expires 2/20/2023

LYNN F. VAUGHT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT A

TRACT 1:
Map/Parcel 092 12 0 0351.00
224 15th Avenue North

Parcel I:
Land in Davidson County, Tennessee, being the northerly part of Lot No. 57 on the Plan of Hynes Addition (Hine's Addition) to Nashville, as of record in Minute Book "B", Page 85, in Plan Book 1, Page 21, Chancery Court at Nashville, described according to a survey made by Erle Drake, County Surveyor, July 12, 1934, as follows:

Beginning on the easterly margin of 15th Avenue North, formerly Carroll Street, at a point 142 feet south of the southerly margin of Hynes Street, being the corner of Lots Nos. 55 and 57; thence with the line between said two lots, eastwardly 188 feet to the westerly margin of an alley; thence with said alley, southwardly 33 feet to the northeast corner of a part of said lot owned by Agnes D. Bevington; thence with her northerly line, westwardly 183.5 feet to the easterly margin of 15th Avenue North; thence with same, northwardly 34 feet to the beginning.

Parcel II:
Land in Davidson County, Tennessee, being the northerly 15.5 feet of the southerly 31 feet of Lot No. 57 on the Plan of Hynes' Addition (Hine's Addition) of Nashville, as of record in Minute Book "B", Page 85, and Plan Book 1, Page 21, Chancery Court at Nashville, Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of 15th Avenue North, formerly Carroll Street, at a point that is 15.5 feet northerly from the common corner of Lot Nos. 57 and 58; thence, with a severance line running parallel to the line between said lots, eastwardly to the westerly margin of an alley; thence with said alley northwardly 15.5 feet, more or less, to the southeast corner of the property conveyed to Lizzie C. Story by deed from Richard B. Thompson and wife, of record in Book 546, Page 281, Register's Office for said County, and conveyed to the Grantee by deed from Wilder Properties, Ltd., dated December 23, 1999, of record in Instrument No. 19991228-0307540, said Register's Office; thence with the Grantee's existing southerly line westwardly 183.5 feet to the easterly margin of 15th Avenue North; thence with said Avenue southwardly 15.5 feet to the beginning.

Being the same property conveyed to Shiv Investment Group, A Tennessee Partnership by Warranty Deed filed for record on August 30, 2016 in Instrument Number 20160830-0090893, of the Register's Office of Davidson County, Tennessee.

TRACT 2:
Map/Parcel 092 12 0 355.00
216 15th Avenue North

Land in Davidson County, Tennessee, and being the North part of Lot No. 59 on the Map of Hine's Addition, according to survey and plat of same of record in Minute Book B, page 85 and Plan Book 1, page 21, in the Chancery Court of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Said part of said lot fronts 35 feet on the westerly side (incorrectly stated as easterly side in Book 2880, page 355) of 15th Avenue North, as widened and runs back between parallel lines, 166 feet more or less to an alley.

Being a portion of the same property conveyed to Shiv Investment Group, GP, a Tennessee general partnership by Quitclaim Deed filed for record on September 6, 2016 in Instrument No. 20160906-0093417, of the Register's Office of Davidson County, Tennessee.

TRACT 3:
Map/Parcel 092 12 0 354.00
218 15th Avenue North

Land in Davidson County, Tennessee, being the south half of Lot number fifty-eight Hynes Addition (Hines Addition) to Nashville, Tennessee, according to survey and plat of same appearing of record in Minute Book B, page 85 and Plan Book 1, page 21, in the Chancery Court of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot. Said south half of Lot 58 fronts thirty-two and one-half feet on the easterly side of Fifteenth Avenue, North (formerly Stonewall Street and formerly Carroll Street) and runs back on the north line about one hundred seventy four (174) feet and on the south line about one-hundred seventy one (171) feet to an alley on which it measures thirty-two (32) feet.

Being a portion of the same property conveyed to Shiv Investment Group, GP, a Tennessee general partnership by Quitclaim Deed filed for record on September 6, 2016 in Instrument No. 20160906-0093417, of the Register's Office of Davidson County, Tennessee.

TRACT 4:
Map/Parcel 092 12 0 353.00
220 15th Avenue North

Land in Davidson County, Tennessee, and being the north one-half of Lot No. 58 on the Map of Hine's Addition to Nashville, Tennessee, according to survey and plat of same of record in Minute Book B, page 85 and Plan Book 1, page 21, in the Chancery Court of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Said part of said lot fronts 32-1/2 feet on the east side of 15th Avenue, North (formerly Stonewall Street), and runs back between lines, 177 feet on the northerly line, and 174 feet more or less on the southerly line, to an alley on which it measures 32 feet.

Being a portion of the same property conveyed to Shiv Investment Group, GP, a Tennessee general partnership by Quitclaim Deed filed for record on September 6, 2016 in Instrument No. 20160906-0093417, of the Register's Office of Davidson County, Tennessee.

TRACT 5:
Map/Parcel 092 12 0 352.00
222 15th Avenue North

Land in Davidson County, Tennessee, and being the southerly part of Lot 57 of Hynes' (Hine's) Addition of Nashville, according to survey and plat of same appearing of record in Minute Book

B, page 85 and Plan Book 1, page 21, in the Chancery Court of Davidson County, Tennessee, and more particularly described as follows:

Beginning on the easterly margin of 15th Avenue North, formerly Carroll Street, at the corner of Lot Nos. 57 & 58; thence with the line between said two lots eastwardly 177 feet to the westerly margin of an alley; thence with said alley northwardly 31 feet to the southeast corner of the property conveyed to Lizzie C. Story by deed from Richard B. Thompson and wife, of record in Book 546, page 281, Register's Office for said County; thence with Story's southerly line westwardly 183.5 feet to the easterly margin of 15th Avenue North; thence with said Avenue southwardly 31 feet to the beginning.

Less and except:

Land in Davidson County, Tennessee, and being the northerly 15.5 feet of the southerly 31 feet of Lot 57 on the Plan of Hynes' (Hine's) Addition of Nashville, as of record in Minute Book B, page 85 and Plan Book 1, page 21, in the Chancery Court of Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of 15th Avenue North, formerly Carroll Street, at a point that is 15.5 feet northerly from the common corner of Lot 57 & 58; thence, with a severance line running parallel to the line between said lots, eastwardly to the westerly margin of an alley; thence with said alley northwardly 15.5 feet, more or less, to the southeast corner of the property conveyed to Lizzie C. Story by deed from Richard B. Thompson and wife, of record in Book 546, page 281, Register's Office for said County; and conveyed to the Grantee by deed from Wilder Properties, LTD, dated December 23, 1999, in Instrument No. 19912280307540, said Register's Office; thence with Grantee's existing southerly line westwardly 183.5 feet to the easterly margin of 15th Avenue North; thence with said Avenue southwardly 15.5 feet to the beginning.

Being a portion of the same property conveyed to Shiv Investment Group, GP, a Tennessee general partnership by Quitclaim Deed filed for record on September 6, 2016 in Instrument No. 20160906-0093417, of the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Lynn Vaught, 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 Tennessee

County of Rutherford

Personally, appeared before me, Sarah Carter, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/23/2023

SARAH CARTER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY