Karen Johnson Davidson County
Batch# 594335 DEEDWARR
03/17/2021 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20210317-0035659

Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Benjamin W Neill, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Om Sai Hotel, Inc., hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Sumner County, Tennessee, with same being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 1 on the Plan of Joelton Village, Section Two, as shown on plat of record in Plat Book 6050, Page 231, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

This is the same property designated as Map 022, Parcel 135.00 in the Tax Assessor's Office in Sumner County Tennessee.

Being the same property conveyed to Benjamin W. Neill by Warranty Deed from Nikita Zaveri and Vinanti Patel, recorded May 11, 2020 at Instrument No. 20200511-0048601, Register's Office for Davidson County, Tennessee.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record **[*INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING*:** Subject to all matters as shown on plat of record in Plat Book 6050, Page 231, Register's Office for Davidson County, Tennessee. Restrictions of record at Instrument No. 20161221-0133987, Register's Office for Davidson County, Tennessee. Easements for ROW granted to AT&T Company of record in Book 1511, Page 167, and Book 1518, Page 122, Register's Office for Davidson County, Tennessee. Easement for sanitary sewers/storm drainage of record in Book 7474, Page 687, Register's Office for Davidson County, Tennessee.. Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2021** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 17th day of March, 2021.

Benjamin W Neill

State of Tennessee
County of Sumner

On this the 17th day of March, 2021, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Benjamin W Neill to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

JESSICA J HUNTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public Jessica Hunter

My Commission Expires: 4/22/2024

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $710,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

JESSICA J HUNTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Affiant

SWORN TO AND SUBSCRIBED before me, this the 17th day of March, 2021.

Notary Public Jessica Hunter

My Commission Expires: 4/22/2024

MAIL TAX BILLS AND DEED TO:
Om Sai Hotel, Inc.
257 Allen Rd.
Goodlettsville, TN 37072

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Om Sai Hotel, Inc.
7175 Whites Creek Pike
Joelton, TN 37080

File No.: 2112205

True Copy Certification

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

J Hunter

Signature

State of Tennessee

County of Sumner

Personally appeared before me, [Ashley Whitehead], a notary public for this county and state, [Jessica Hunter] who acknowledges the this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Whitehead

Notary's Signature

My Commission Expires: 10-23-2023

Notary' Seal on paper.)

