Karen Johnson Davidson County
Batch# 599736 DEEDQC
03/25/2021 09:14:35 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210325-0039204

Prepared by:

Bobo, Hunt & White
111 W. Side Square
Shelbyville, TN 37160

Information contained in this Deed was furnished by the parties.

Tax Responsibility:

Mannat Hotels, LLC --Owner
4144 Lebanon Rd
Hermitage, TN 37076

Map/Parcel Nos.: Map 075 00 0 155.00; 154.00; 157.00

QUITCLAIM DEED

FOR and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, JOBALIA and PATEL, G.P., a Tennessee general partnership, has this day bargained and sold and does hereby quitclaim and convey unto MANNAT HOTELS, LLC, a Tennessee limited liability company, its successors and assigns, certain real estate lying and being in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Tracts 2, 3 and 5 on the Plan of the Re-Subdivision of Hermitage Inn Subdivision of record in Plat Book 7900, page 274, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate legal description.

Being the same property conveyed to Jobalia & Patel, G.P., a Tennessee general partnership, by Quitclaim Deed from Mannat Hotel, LLC, a Tennessee limited liability company, successor-in-interest via name change from JNP, LLC, dated November 4, 2010, of record in Instrument No. 2010110-0090444, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

LAW OFFICES
BOBO, HUNT & WHITE
111 N. SPRING ST.
SUITE 202
P.O. BOX 169
SHELBYVILLE, TN 37162

WITNESS, this 26th day of March, 2021.

JOBALIA and PATEL, G.P., a
Tennessee general partnership

BY: _____
Nishith Jobalia, General Partner

BY: _____
Nayankumar Patel, General Partner

STATE OF TENNESSEE,

COUNTY OF BEDFORD.

Personally appeared before the undersigned Notary Public in and for said State and County, the within named, NISHITH JOBALIA and NAYANKUMAR PATEL, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained, and who further acknowledged that they are the SOLE GENERAL PARTNERS of JOBALIA and PATEL, G.P., a Tennessee general partnership, the bargainor, and are authorized by the partnership to execute this instrument on its behalf.

Witness my hand and official seal at office in Shelbyville, Tennessee, this 26th day of March, 2021.

_____
Notary Public

My commission expires: 8·7·2023

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I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $ —0—, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tina Mealey, Agent
Affiant

Subscribed and sworn to before me this the 24th day of March, 2021.

Wendy Seibers
Notary Public or Register

My commission expires: 9-15-2021

WENDY SEIBERS
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

F:\Our Documents\Tina\2021 files\21-0084 Jobalia-Patel & Mannat - PB&T\prepared documents\QC to Mannat Hotels LLC.doc

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