Karen Johnson Davidson County
Batch# 603268 DEEDWARR
03/31/2021 09:24:30 AM 5 pgs
Fees: $28.00 Taxes: $18,500.00
20210331-0042100

Name and Address of New Owner:
Aurora Enterprises LLC
600 12th Ave. South Apt. 717
Nashville, TN 37203

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 29 day of March, 2021 to Aurora Enterprises LLC (Entity Control # 001175449) (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 26th day of March, 2021, by order filed for record on the 30 ~~26th~~ day of March, 2021, in Instrument No. 202103310042099, 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 Dollars ($5,000,000.00), 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 tract of land and every part and parcel thereof with all appurtenances thereto.

Witness my hand and Seal of said Court, this the 29th 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 29 day of March, 2021.

L. F. Vaught
NOTARY PUBLIC

My Commission Expires: 2/20/2023

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

JOINDER

Nashville Hotels, LLC, by and through the undersigned parties, being all of the members of Nashville Hotels, LLC, and the undersigned parties in their individual capacities and as members, owners, partners, shareholders or agents of any related entities including Kahimans Investment LLC, Hiralaxmi Investments, LLC a/k/a Hira Laxmi Investment LLC and Hiralaxmi Enterprises Incorporated d/b/a Hira Laxmi Investment LLC, hereby join in this conveyance 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:

NANU PATEL, Individually and as Managing Member of Kahimans Investment LLC

SANJAYBHAI D. PATEL, Individually 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

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 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 29 day of March, 2021.

L. F. Vaught
NOTARY PUBLIC

My Commission Expires: 2/20/2023

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

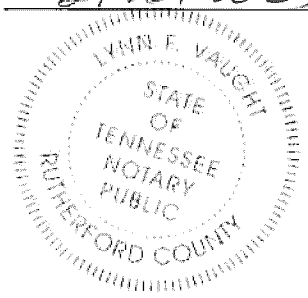
STATE OF Tennessee
COUNTY OF Rutherford

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 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 29 day of March, 2021.

L. F. Vaught
NOTARY PUBLIC

My Commission Expires: 2/20/2023



AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 5,000,000.

Affiant Signature

Subscribed and sworn to before me, this 29 day of March, 2021.

L. F. Vaught
Notary Public
My Commission Expires: 2/20/2023

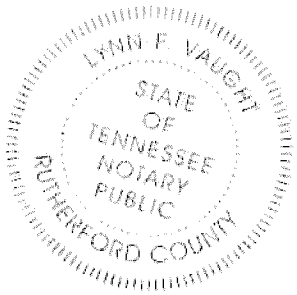


EXHIBIT A

TRACT 1:
Land in Davidson County, Tennessee, and being all of Lot No. 68 and the southerly 60 feet of Lot No. 67 on the Plan of Hynes (Hine's) Addition, 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.

TRACT 2:
Being the southerly 26 feet of Lot No. 66 and the northerly 4 feet of Lot No. 67 on the Plan of Hynes (Hine's) Addition to Nashville, 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. Said parts of Lot No. 66 and 67 front together 30 feet on the westerly side of 14th Avenue North, formerly Gray or Hardell Street, and run back between parallel lines 140 feet to an alley.

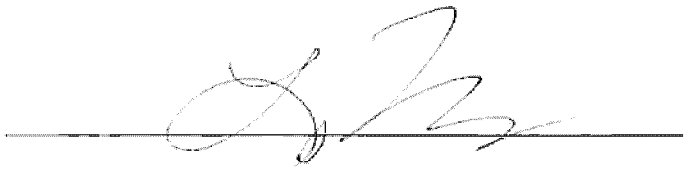
TRACT 3:
Land in Davidson County, Tennessee, and being part of Lot No. 66 on the Plan of Hynes (Hine's) Addition, according to survey and plat of same appearing of record in Minute Book B, page 85 and Plan Book 1, page 21, in the Chancery Court of Davidson County, Tennessee, and more particularly described as follows:

Beginning on the westerly margin of 14th Ave. No. at the southeast corner of the property conveyed to National Dairy Products Corporation by deed from Stansell Electric Corporation Incorporated of record Book 4029, page 452, Register's Office for said county; thence with their southerly line southwesterly 140 feet to the easterly margin of alley; thence with said alley southwardly 24 feet; thence northeastwardly 140 feet to the westerly margin of said Avenue; thence with said Avenue northwardly 24 feet to the beginning.

Being the same property conveyed to Nashville Hotels, LLC, a Tennessee limited liability company by Quitclaim Deed filed for record on January 27, 2016 in Instrument No. 20160127-0007914, 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.

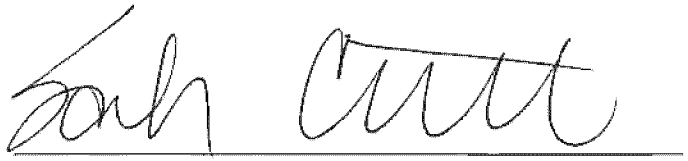


Signature

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

