Karen Johnson Davidson County
Batch# 623802 DEEDQC
04/28/2021 09:34:30 AM 8 pgs
Fees: $43.00 Taxes: $9,620.00
20210428-0056493

STATE OF Oklahoma
COUNTY OF Oklahoma

The actual consideration for this transfer is $2,600,000.

Affiant

Subscribed and sworn to before me, this the 12th day of November, 2019.

KATIE OAKLEY NOTARY # 10004666 EXP. 06/09/22 PUBLIC STATE OF OKLAHOMA

Notary Public
My commission expires: 06/09/22

This instrument prepared by
Katharine C. Oakley
3048 N. Grand Blvd.
Oklahoma City, Oklahoma 73107

| **Address New Owner:** | **Send Tax Bills To:** | **Map/Parcel No.** |
|---|---|---|
| Nashville Lodging Associates LLC<br>Attn: Bharat N. Patel<br>5701 Progress Road<br>Indianapolis, IN 46241 | Same | Map 93-10<br>Parcel 458.00 |

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Sunny Hotels, LLC, an Oklahoma limited liability company, M & B Interests, LLC, an Oklahoma limited liability company, HX4 LLC, an Oklahoma limited liability company, Ramji Krupa, L.L.C., an Oklahoma limited liability company, and Ayush Investments, LLC, an Oklahoma limited liability company (collectively, "GRANTOR"), have bargained and sold, and by these presents do hereby quitclaim, transfer and convey unto NASHVILLE LODGING ASSOCIATES LLC, an Indiana limited liability company ("GRANTEE") all of GRANTOR'S interests in and to the following real estate in Nashville, Davidson County, Tennessee, being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

Property address: 501 3rd Avenue South, Nashville, Tennessee

Whenever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand this 1st day of January, 2019.

SUNNY HOTELS, LLC,
an Oklahoma limited liability company

By: _____
HARSHIL C. PATEL, Manager

STATE OF Oklahoma
COUNTY OF Oklahoma

Before me, Katie Oakley, a notary public of the state and county aforementioned, personally appeared Harshil C. Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of Sunny Hotels, LLC, the within-named bargainor, an Oklahoma limited liability company, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Manager.

WITNESS my hand and seal, this the 6th day of November, 2019.

Katie Oakley
Notary Public
My Commission Expires: 06/09/22

KATIE OAKLEY NOTARY # 10004668 EXP. 06/09/22 PUBLIC STATE OF OKLAHOMA

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand this 1st day of January, 2019.

M & B INTERESTS, LLC,
an Oklahoma limited liability company

By: _____
BLAKE A. PANZINO, Manager

STATE OF Texas
COUNTY OF Dallas

Before me, Roshanda Dorrough, a notary public of the state and county aforementioned, personally appeared Blake A. Panzino, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of M & B Interests, LLC, the within-named bargainor, an Oklahoma limited liability company, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Manager.

WITNESS my hand and seal, this the 8th day of November, 2019.

ROSHANDA DORROUGH
Notary Public
State of Texas
ID # 13046282-7
My Comm. Expires 12-09-2019

_____
Notary Public
My Commission Expires: 12-09-19

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand this 1st day of January, 2019.

HX4, LLC,
an Oklahoma limited liability company

By: _____
JOE D. HALL, Manager

STATE OF Oklahoma
COUNTY OF Beckham

Before me, Carolyn Pasby, a notary public of the state and county aforementioned, personally appeared Joe D. Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of HX4 LLC, the within-named bargainor, an Oklahoma limited liability company, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Manager.

WITNESS my hand and seal, this the 11 day of November, 2019.

CAROLYN PASBY
IN AND FOR
#12000868
STATE OF OKLAHOMA
NOTARY PUBLIC

Carolyn Pasby
Notary Public
My Commission Expires: January 30, 2020

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand this 1st day of January, 2019.

RAMJI KRUPA, L.L.C.,
an Oklahoma limited liability company

By: _____
SHIRISH G. PATEL, Manager

STATE OF Oklahoma
COUNTY OF Oklahoma

Before me, Katie Oakley, a notary public of the state and county aforementioned, personally appeared Shirish G. Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of Ramji Krupa, L.L.C., the within-named bargainor, an Oklahoma limited liability company, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Manager.

WITNESS my hand and seal, this the 6th day of November, 2019.

Katie Oakley
Notary Public
My Commission Expires: 06/09/22

KATIE OAKLEY NOTARY # 10004686 EXP. 06/09/22 PUBLIC STATE OF OKLAHOMA

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand this 1st day of January, 2019.

AYUSH INVESTMENTS, LLC,
an Oklahoma limited liability company

By: _____
RAMESH L. PATEL, Manager

STATE OF Oklahoma
COUNTY OF Oklahoma

Before me, Katie Oakley, a notary public of the state and county aforementioned, personally appeared Ramesh L. Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of Ayush Investments, LLC, the within-named bargainor, an Oklahoma limited liability company, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Manager.

WITNESS my hand and seal, this the 12th day of November, 2019.

_____
Notary Public
My Commission Expires: 06/09/22

KATIE OAKLEY NOTARY # 10004666 EXP. 06/09/22 PUBLIC STATE OF OKLAHOMA

## EXHIBIT "A"

## PROPERTY DESCRIPTION
**501 3rd Avenue South, Nashville, Tennessee**

Land in Nashville, Davidson County, Tennessee as described in the survey prepared by Phillip E. Holmes, Jr., RLS No. 1728, Volunteer Surveying, dated March 12, 2003, File No. 03067, as follows:

Beginning at a P.K. Nail on the easterly margin of Almond Avenue and northwesterly corner of the Gilleland & Associates, Inc. Property, as of record in Book 5334, Page 944, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Thence N 33 deg. 17 min. 23 sec. W, 149.83 feet to an iron pin;

Thence N 56 deg. 21 min. 24 sec. E, 161.15 feet to a P.K. Nail;

Thence S 33 deg. 17 min. 23 sec. E, 149.83 feet to a P.K. Nail;

Thence S 56 deg. 21 min. 24 sec. W, 161.15 feet to the point of beginning containing 24,145.38 square feet or 0.55 acres.

Being the same property conveyed by Quitclaim Deed from Davis Management, Inc., by Quitclaim Deed of record as Instrument Number 20170331-0031592, Register's Office for Davidson County, Tennessee.

## Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
*Signer's Name*

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.

Heather Wood
*Signature*

State of Tennessee

County of Williamson

Personally appeared before me, Lisa Farris, a notary public for this county and state,
*Notary's Name*

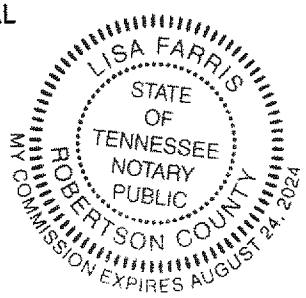
Heather Wood, who acknowledges that this certification of an electronic document is
*Signer's Name*

true and correct and whose signature I have witnessed.

Lisa Farris
*Notary's Signature*

MY COMMISSION EXPIRES: 08-24-2024

NOTARY'S SEAL




(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
00569731