Name and Address of New Owner:
Sai Daya Investment, LLC
821 Murfreesboro Pike
Nashville, TN 37217

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 April, 2021 to Sai Daya Investment, LLC (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 28 day of April, 2021, by order filed for record on the _____ day of April, 2021, in Instrument No. 20210430-0058568, 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 Eleven Million Eight Hundred Thousand Dollars ($11,800,000.00), 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 April, 2021.

Linda F. Reeder
CLERK AND MASTER

Karen Johnson Davidson County
Batch# 627147 DEEDWARR
04/30/2021 03:56:30 PM 8 pgs
Fees: $43.00 Taxes: $43,660.00
20210430-0058569

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 April, 2021.

NOTARY PUBLIC

My Commission Expires: 2/20/2023

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

JOINDER

Kahiman Limited Liability Company, by and through the undersigned parties, being all of the members of Kahiman Limited Liability Company, and the undersigned parties in their individual capacities, 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 Kahiman Limited Liability Company

MANJU PATEL, Individually and as Member of Kahiman Limited Liability Company

HIRAN PATEL, Individually and as Member of Kahiman Limited Liability Company

NISHA PATEL, Individually and as Member of Kahiman Limited Liability Company

KAREN PATEL, Individually and as Member of Kahiman Limited Liability Company

Sanjaybhai D Patel, Individually and as Managing Member of Prisha 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 April, 2021.

_____ My Commission Expires: _____
NOTARY PUBLIC

JOINDER

Kahiman Limited Liability Company, by and through the undersigned parties, being all of the members of Kahiman Limited Liability Company, and the undersigned parties in their individual capacities, 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 Kahiman Limited Liability Company

_____
MANJU PATEL, Individually and as Member of Kahiman Limited Liability Company

_____
HIRAN PATEL, Individually and as Member of Kahiman Limited Liability Company

_____
NISHA PATEL, Individually and as Member of Kahiman Limited Liability Company

_____
KAREN PATEL, Individually and as Member of Kahiman Limited Liability Company

_____
Sanjaybhai D Patel, Individually and as Managing Member of Prisha 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 Kahiman Limited Liability Company, 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 April, 2021.

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 MANJU 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 Member of Kahiman Limited Liability Company, 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 29 day of April, 2021.

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 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 Member of Kahiman Limited Liability Company, 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 April, 2021.

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 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 Member of Kahiman Limited Liability Company, 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 29 day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 2/20/2023

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 Member of Kahiman Limited Liability Company, 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 28 day of April, 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 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 Prisha 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 April, 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 $ 11,800,000.00.

Affiant Signature

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

Notary Public

My Commission Expires: 2/20/2023

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT A

TRACT 1:
BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT, SIXTEENTH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED WEST OF MURFREESBORO ROAD, SOUTH OF INTERSTATE HIGHWAY 24 AND NORTH OF PLUS PARK BOULEVARD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL (OLD) IN THE WESTERLY RIGHT-OF-WAY OF MURFREESBORO ROAD (112' RIGHT-OF-WAY), SAID P.K. BEING THE SOUTHEASTERLY CORNER OF PROPERTY OF NARANJI V. PATEL AND SHANTABEN N. PATEL OF RECORD IN DEED BOOK 8098, PAGE 832, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE, SAID P.K. ALSO BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCELS; THENCE, ALONG THE SOUTHERLY LINE OF MURFREESBORO ROAD, S 52 DEG. 07'54" E, 126.59 FEET TO A POINT IN THE NORTHEASTERLY CORNER OF HATEM IBRAHIM PROPERTY OF RECORD IN INSTRUMENT NO. 20010226-0017724, R.O.D.C.; THENCE, LEAVING SAID RIGHT-OF-WAY ALONG THE NORTHERLY AND WESTERLY LINE OF SAID IBRAHIM PROPERTY THE FOLLOWING CALLS: S 37 DEG. 52' 06" W, 151.38 FEET TO AN IRON PIN (NEW), S 52 DEG. 07' 54" E, 133.87 FEET TO AN IRON PIN (NEW) IN THE NORTHERLY LINE OF THE PLUS PARK, SECTION ELEVEN OF RECORD IN PLAT BOOK 4595, PAGE 22, R.O.D.C., THENCE ALONG SAID NORTHERLY LINE AND ALONG THE PLUS PARK, SECTION THIRTEEN, OF RECORD IN PLAT BOOK 4300, PAGE 191, R.O.D.C. THE FOLLOWING CALLS: S 44 DEG. 39' 00" W, 507.04 FEET TO A P.K. NAIL (OLD) IN THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, N 45 DEG. 16' 00" W, 343.50 FEET TO A POINT IN THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THENCE, N 50 DEG. 45' 26" E, 629.68 FEET TO THE POINT OF BEGINNING, A SHOWN BY SURVEY MADE BY BARGE, WAGGONER, SUMNER & CANNON, INC., RONALD W. FERGUSON, TENNESSEE RLS #1972, DATED JULY 18, 2005 BEARING SURVEY NUMBER 32301-00.

Being the same property conveyed to Kahiman Limited Liability Company by Trustee's Deed from Bryan D. Spicer, Trustee of record in Instrument No. 20100803-0060732, Register's Office for Davidson County, Tennessee, dated July 19, 2010 and recorded on August 3, 2010.

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