Karen Johnson Davidson County
Batch# 655260 DEEDWARRSP
06/11/2021 11:54:50 AM 2 pgs
Fees: $13.00 Taxes: $3,607.50
20210611-0078994

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $975,000.00.

Subscribed and sworn to before me, this the 8th day of June, 2021.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 07/09/24

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Nye Holdings LLC 2900 Snowden Road Nashville, TN 37204	105-01-4A-013.00CO	New Owner

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Myra Hospitality, LLC (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Nye Holdings, LLC (herein referred to as "Grantee"), a Tennessee limited liability company, its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 13, on the Horizontal Property Regime with Private Elements for Archer at 12th Homes, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160908-0094811, amended in Instrument No. 20161102-0115692 and in instrument No. 20161123-0123554, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to MYRA HOSPITALITY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ARCHER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20170321-0027295, dated March 16, 2017, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BSB-HR-21-1125

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, his/her/their heirs and representative/its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2021 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

WITNESS this the 8th day of June, 2021.

GRANTOR:

MYRA HOSPITALITY, LLC
a Tennessee limited liability company

By: D. S. Shah
Dilip Shah, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Dilip Shah, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of June, 2021.

NOTARY PUBLIC

JACK F. STRINGHAM II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22

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