Karen Johnson Davidson County
Batch# 680042 DEEDWARRSP
07/20/2021 11:22:30 AM 5 pgs
Fees: $28.00 Taxes: $3,700.00
20210720-0097091

THIS INSTRUMENT PREPARED BY:
Bell Law, PLLC
112 30th Ave. N.
Nashville, TN 37203

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
TA Nashville MVR LLC 3000 Olympic Blvd. Suite 2120 Santa Monica, CA 90404	TA Nashville MVR LLC 3000 Olympic Blvd. Suite 2120 Santa Monica, CA 90404	Map & parcel 16300044000

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, Rajendra Bhakta, a married man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto TA Nashville MVR LLC, a Delaware limited liability company ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

See Attached Exhibit A

The source of this description is Instrument No. 202107080091836.

Being part of the same real property conveyed to Grantor by deed dated June 24, 2020 from RAM SAI, LLC of record in Document No. 20200624-0068090, said Register's Office.

This is ~~improved ()~~ unimproved (x) property known as:

5450 Mt. View Road, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, his heirs successors and assigns, forever.

GRANTOR covenants and binds himself, his heirs and representatives successors to warrant specially and forever defend the title to said real estate to Grantee, his heirs successors and assigns, against the lawful claims of all persons claiming through and under Grantor.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor executed this instrument on this 15 day of July, 2021.

GRANTOR:

Rajendra Bhakta

The undersigned, Manjuben Bhakta, being the spouse of Rajendra Bhakta joins in this instrument to confirm that the undersigned has no right, title or interest in or to the property transferred and conveyed hereby and Grantor has the full right to transfer and convey said property.

M R Bhakta

Manjuben Bhakta

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally before me, the undersigned authority, a Notary Public in and for said County and State, the within named Rajendra Bhakta and Manjuben Bhakta, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15 day of July, 2021

[SEAL]

REGINA V SULLO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Notary Public

Regina Sullo

Print Name

My Commission expires: 11.8.22

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
15th day of July, 2021.

Notary Public
My commission expires:
File No. 2020-908



Exhibit A
Legal Description

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being a tract of land lying in Antioch, Davidson County, Tennessee, also being Lot 2B of Revision Two, Resubdivision of Lots 2 & 3, The Crossings at Hickory Hollow, Subdivision Number 2021S-032-001.

Said property being described in a survey prepared by Michael H. Charette, dated April 15, 2020, and last revised on July 14, 2021, and final plat being recorded on July 8, 2021, of record in Instrument No. 202107080091836, being more particularly described therein.

Being part of that property conveyed to Rajendra Bhakta by Quitclaim Deed from Ram Sai, LLC, of record in Instrument No. 20200624-0068090, in the Register's Office of Davidson County, Tennessee, dated June 24, 2020, and recorded on June 24, 2020.

Being part of that property conveyed to Ram Sai, LLC, a Tennessee limited liability company, by Warranty Deed from Christopher W. Chung and Hyun H. Chung, husband and wife, of record in Instrument No. 20160923-0100692, in the Register's Office of Davidson County, Tennessee, dated September 22, 2016, and recorded on September 23, 2016.

Tennessee Certification of Electronic Document

I, John A. Bell Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 15, 2021 (date of document).

Affiant Signature

July 19 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 19 day of July, 2021.

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025