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THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210434447

Karen Johnson Davidson County
Batch# 688326 **DEEDWARR**
08/02/2021 11:44:41 AM 2 pgs
Fees: $13.00 Taxes: $4,810.00

20210802-0103470

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of July, 2021.

Notary Public
My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner: 245 Hermitage Partners GP and Riverside Park GP 7110 Peach Ct Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093-12-0-109.00, 093-12-0

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Siya Hospitality, LLC, a Kentucky limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **245 Hermitage Partners GP, a Tennessee general partnership as to a 2/3 interest, and Riverside Park GP, a Tennessee general partnership as to a 1/3 interest, as tenants in common**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Lot 7 and all of Lots 8 and 9 of Block "A" on the Plan of Hermitage Addition to Nashville of record in Plat Book 57, Pages 42 and 43, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod (Old) on the Southerly right of way of Hermitage Avenue, being the Northeast corner of the property conveyed to Lynn Guttman Lent Revocable Trust-2016 of record in Instrument No. 20171101-0112041, Register's Office for Davidson County, Tennessee;

Thence, following the Southerly right of way of said Hermitage Avenue, South 84 degrees 02 minutes 01 seconds East, 149.99 feet to an iron rod (old), being the Northwest corner of the property conveyed to Joseph Michael Martin of record in Instrument No. 20071025-0126432, Register's Office for Davidson County, Tennessee;

Thence, leaving said Hermitage Avenue and following the Westerly boundary of said Martin property South 06 degrees 01 minutes 14 seconds West, 165.89 feet to an iron rod (old) on the Northerly right of way of an unimproved alley and being the Southwest corner of said Martin property;

Thence, following the Northerly right of way of said unimproved alley North 84 degrees 22 minutes 39 seconds West, passing an iron rod (old) at 49.96 feet and continuing for a total distance of 99.96 feet to an iron rod (old) on the Northerly right of way of Interstate 24 West;

Thence, following on Northerly right of way of said Interstate 24 West, North 61 degrees 25 minutes 18 seconds West, 54.25 feet to an iron rod (old), being the Southeast corner of the aforementioned Lynn Guttman Lent Revocable Trust-2016 property;

Thence, following the Easterly boundary of said Lynn Guttman Lent Revocable Trust-2016 property North 06 degrees 02 minutes 52 seconds East, 146.63 feet to the point of beginning.

Containing 24,576 square feet or 0.56 acres.

Being the same property conveyed to Siya Hospitality, LLC, a Kentucky Limited Liability Company by Warranty Deed from Donald E. Wall of record in Instrument No. 20180716-0068740, Register's Office for Davidson County, Tennessee, dated July 13, 2018 and recorded on July 16, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 57, Page(s) 42 and 43, Register's Office for Davidson County, Tennessee.

This is improved property located at 245, 247 & 249 Hermitage Avenue Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 executed this instrument on this 30th day of July, 2021.

Siya Hospitality, LLC

By: Nanu Patel, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, 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), and who, upon oath, acknowledged himself to be the Managing Member of Siya Hospitality, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 30th day of July, 2021.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021