Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: Com-21-5714C

Name and Address of New Owner:
Heera Nand 2, Inc.
1316 Wexford Downs Lane
Nashville, TN 37211

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 718109 DEEDWARRSP
09/16/2021 11:09:30 AM 4 pgs
Fees: $23.00 Taxes: $5,180.00
20210916-0124509

This Instrument Prepared By:
Leslie A. Garside
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 161-13-0C-011.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James L. McCaskill, III and Nancy L. McCaskill**, as tenants in common, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Heera Nand 2, Inc., a Tennessee Corporation** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 6 on the Horizontal Property Regime for Williams Place Business Condominiums (A Business Condominium Horizontal Property Regime), as recorded in the Declaration of record in Instrument No. 20101109-0090029, and shown on the plat attached thereto as Exhibit B-1, and amended in Instrument No. 20140211-0012026, Instrument No. 20140917-0085213, Instrument No. 20140917-0085214, Instrument No. 20150106-0001425, Instrument No. 20190307-0020859, Instrument No. 20191021-0107331 and Instrument No. 20200106-0001227, as corrected in Instrument No. 20200923-0109222, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Declaration.

Being the same property conveyed to CRE Properties, a Tennessee general partnership by Warranty Deed from Julie-Karel Elkin, of record in Instrument No. 20160701-0067938, in the Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded July 1, 2016.

Being the same property conveyed to James L. McCaskill, III and Nancy L. McCaskill, equally as tenants in common by Quitclaim Deed from CRE Properties, a Tennessee general partnership, of record in Instrument No. 20210524-0069857, in the Register's Office for Davidson County, Tennessee, dated May 19, 2021 and recorded May 24, 2021.

TO HAVE AND TO HOLD said real estate unto the Grantee, its successors and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantee, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 27th day of August, 2021.

James L. McCaskill, III by
Nancy L. McCaskill, Attorney-In-Fact

Nancy L. McCaskill

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Nancy L. McCaskill**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27th day of August, 2021.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My commission expires: 1/3/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Nancy L. McCaskill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for James L. McCaskill, III, and that this instrument was executed on behalf of the said James L. McCaskill, III for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book _____, page
202109160124508 in the Register's Office for Williamson County, Tennessee.

Witness my hand and official seal this 27th day of August, 2021.

Notary Public

My Commission Expires: 1/3/23

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

202109160124509

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 **$1,400,000.00,** 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
27th day of August, 2021.

Notary Public
My commission expires: 3/6/24

File No. LG-21-1192

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202109160124509

Certificate of Authenticity

I, Kim Burnett, 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 August 27, 2021 .

Affiant Signature

8/27/21
Date

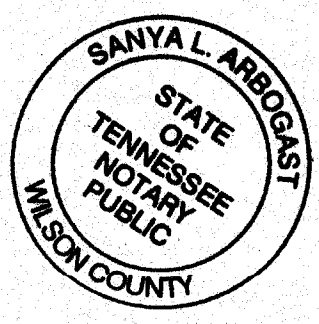
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 27th day of August, 2021.

Notary's Signature

My Commission Expires: 8/28/24

Notary's Seal



File No. COM-21-5714C