Karen Johnson Davidson County
Batch# 737943 DEEDWARR
10/15/2021 03:24:30 PM 5 pgs
Fees: $28.00 Taxes: $5,180.00
20211015-0139179

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DMS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Number(s)
Octane Partners LebFess, LLC 5608 Stanford Ct Nashville, TN 37215	Same	094-10-0-002.00 094-10-0-003.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MARUTI CORPORATION, a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey, unto OCTANE PARTNERS LEBFESS, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto.

Said property is conveyed subject to taxes for 2021 and thereafter, a lien not yet due and payable.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor further covenants and binds itself to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons except as to matters shown above.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 13 day of October, 2021.

MARUTI CORPORATION

By: _____
Name: Thakor Patel
Title: President

STATE OF TN)

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Thakor Patel, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President of Maruti Corporation, a corporation, the within named bargainor, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 13th day of October, 2021.

_____
Notary Public

My Commission Expires: 1-3-22

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

[Signatures Continued on the Following Page]

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $1,400,000.

Affiant

Sworn to and subscribed before me this 13 day of October, 2021.

Notary Public

My Commission Expires: 08-24-2024

LISA FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

EXHIBIT A

Tract 1: 921 Lebanon Pike, Nashville. TN (Map/Parcel # 094-10-0-002.00)

Land in Davidson County, Tennessee being Lot "B" on the Map of W. M. Omohundro's Subdivision of Lot No. 17 and parts of Lots 9 and 10 of the W. B. Lewis Property, as of record in Plat Book 332, Page 170, Register's Office for said County, described according to a survey by Ragan-Smith-Associates, Inc., Job No. 98-058 and Work Order 5807 dated May 5, 1998 as follows:

BEGINNING at an iron pin (old) in the southerly margin of Lebanon Pike at the southeast corner of the intersection of Lebanon Pike and Rucker Avenue; thence,

1. Eastwardly with the southerly margin of Lebanon Pike, a 2,904.74 foot radius curve to the left, a distance of 84.64 feet to a P.K nail (new); said curve has a chord bearing and distance of North 85 degrees 41 minutes 04 seconds East 894.63 feet; thence,
2. North 84 degrees 50 minutes 59 seconds East 12.36 feet to an iron pin (new) which is the northeast corner of the lot; thence,
3. With the easterly line of the lot, South 10 degrees 11 minutes 04 seconds West, 170.96 feet to an iron pin (new) in the northerly margin of an alley, a 12-foot right-of-way; thence,
4. Westwardly with the margin of said alley south 84 degrees 50 minutes 59 seconds West 48.81 feet to an iron pin (old) in the easterly margin of Rucker Avenue a 40-foot right of way thence,
5. North 06 degrees 10 minutes 22 seconds West along the margin of said Rucker Avenue 166.13 feet to the point of beginning and containing 12,052 square feet or 0.277 acres, more or less.

Tract 2: 925 Lebanon Pike, Nashville. TN (Map/Parcel # 094-10-0-003.00)

Land in Davidson County, Tennessee, being part of Lot No. 10 on the Plan of the W. B. Lewis Property as of record in Plat Book 21, Page 92, Register's Office for said county, described according to a survey by Ragen-Smith-Associates, Inc., Job No. 98-058 and Work Order 5807 dated May 5, 1998 as follows:

BEGINNING at an iron pin (new) in the southerly margin of Lebanon Pike at a point 97 feet eastwardly from the southeast corner of the intersection of Lebanon Road and Rucker Avenue, as measured along the margin of Lebanon Pike and the curving portion thereof, said point being further identified as a northeast corner of Lot "B" on the Map of W. M. Omohundro's Subdivision of Lot 17 and part of Lots 9 and 10 of the W. B. Lewis property of record in Plat Book 332, Page 170 said Register's Office; thence,

1. North 84 degrees 50 minutes 59 seconds East along the southerly margin of Lebanon Pike, 148.00 feet to an iron pin (old) thence,
2. Leaving the margin of said road, South 09 degrees 32 minutes 10 seconds West, 170.44 feet to an iron pin (old) in the northerly margin of an alley, thence,
3. Westwardly along the margin of aid alley, South 84 degrees 50 minutes 59 seconds West, 150.00 feet to an iron pin (new); thence,
4. Northeastwardly with the easterly line of Lot "B", North 10 degrees 11 minutes 04 seconds East, 170.96 feet to the POINT OF BEGINNING and containing 24,566 square feet or 0.564 acres, more or less.

Being the same property conveyed to Maruti Corporation, a Tennessee Corporation by Warranty Deed of record in Book 10994, page 397, Register's Office for Davidson County, Tennessee.

Together with all of the interest granted unto Maruti Corporation, a Tennessee corporation of those tracts of land being alleyways and/or rights of way abandoned by Ordinance No. BL2021-649 by the Council of the Metropolitan Government of Nashville and Davidson County.

Certificate of Authenticity

I, Heather Wood, 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 October 13, 2021.

Date

Heather Wood

Affiant Signature

October 13, 2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of October, 2021.

Lisa Farris

Notary's Signature

My Commission Expires: 08-24-2024

Date

Notary's Seal (if on paper)

LISA FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024