Karen Johnson Davidson County
Batch# 739001 DEEDWARR
10/19/2021 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $5,920.00
20211019-0140133

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $1,600,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of October, 2021.

Notary Public
My Commission Expires: 9.16.23

File Number: 21060632

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
KBAI, Inc.	KBAI, Inc.	053-02-112.00
1480 Robinson Road	1480 Robinson Road	
Old Hickory, TN 37138	Old Hickory, TN 37138	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kwik Sak Real Estate Holdings, LLC**, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **KBAI, Inc.**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Situate in the Twelfth (12th) Councilmanic district of Davidson County, Tennessee, and being Lot No. 1 on the Plan of Riverfront Shopping Center Section 1 of record in Book 6200, page 860, RODC, TN. and being more particularly described as follows:

Beginning at an iron pin on the southerly margin of Robinson Road (State Route 45), said point of beginning being 40' Southwesterly from the centerline of said Robinson Road; thence with the southerly margin of Robinson Road South 49 degrees 49 minutes 46 seconds East 186.25 feet to a concrete monument; thence with a turnout curve to the right having a radius of 25.00 feet and a long chord of 35.83 feet said chord having a bearing of South 04 degrees 03 minutes 18 seconds East a distance along the curve of 39.95 feet to a concrete monument; thence with the westerly margin of Merritt Street South 41 degrees 43 minutes 08 seconds West 161.80 feet to an iron pin; thence leaving the margin of said Merritt Street North 49 degrees 59 minutes 29 seconds West 206.86 feet to an iron pin; thence North 40 degrees 10 minutes 14 seconds East 188.00 feet to the point of beginning, containing 0.90 acres more or less; according to survey dated August 26, 1994 by Bruce Rainey & Associates.

Being a portion of the same property conveyed to Kwik Sak Real Estate Holdings, LLC, by Successor Trustee's Deed from Paul E. Jennings, Successor Trustee, dated August 30, 2006, of record in Instrument No 20061005-0123764, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_improved ___unimproved property known as 1480 Robinson Road, Old Hickory, TN 37138.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, its successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 4th day of October, 2021.

Kwik Sak Real Estate Holdings, LLC

BY: Bharat P. Patel
Bharat P. Patel, managing member

State of Florida
County of Marion

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Bharat P. Patel with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the managing member for Kwik Sak Real Estate Holdings, LLC and that he is authorized by Kwik Sak Real Estate Holdings, LLC to execute this instrument on its behalf.

Witness my hand and official seal at city of Ocala, FL, this 4th day of October, 2021.

Adrian Cook
Notary Public at Large
My Commission Expires: Feb. 25, 2025

ADRIAN COOK
Notary Public - State of Florida
Commission # HH 097989
My Comm. Expires Feb 25, 2025
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Katelyn Taylor, 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 10/4/21 (date of document).

Katelyn Taylor
Affiant Signature

10/12/21
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 12th day of October, 2021

Notary's Signature

MY COMMISSION EXPIRES: 8/19/23

NOTARY'S SEAL

