Prepared by and Return to:
DLO/FOREMAN WATSON LAND TITLE
101 SE Parkway Court, STE 220
Franklin, TN 37064-3982

WARRANTY DEED

Karen Johnson Davidson County
Batch# 741449 DEEDWARR
10/22/2021 10:01:47 AM 3 pgs
Fees: $18.00 Taxes: $4,625.00

20211022-0141930

PATRIC HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$1,250,000.00

Affiant

Subscribed and sworn to before me this 21 day of October, 2021

Notary Public
My Commission expires: July 28, 2025
(Affix Seal)

THIS INSTRUMENT PREPARED BY

James W. Cobb, Esq. 131 Walton Ferry Road, Ste. 11, Hendersonville, TN, 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Whites Creek Properties LLC	**Whites Creek Properties LLC**	059-00-0-179.00 059-00-0-139.00
2700 & 2706 Whites Creek Dr	**2700 & 2706 Whites Creek Dr**	
Nashville, TN 37207	**Nashville, TN 37207**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Pande LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Whites Creek Properties LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND SITUATED OF DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Parcel: 059-00-0-179.00

Tract I:

Land located in the 12th Civil District of Davidson County, Tennessee, and Beginning at a point at the Northwest intersection of Whites Creek Pike (60 foot right of way) and Moormans Arm Road (50 foot right of way); thence with the North right of way line of Moormans Arm Road South 82 degrees 41 minutes West 204.1 feet to a point; thence with an interior angle of 96 degrees 00 minutes ; North 13 degrees 19 minutes West 50.00 feet to a point; thence with an interior angle of 191 degrees 15 minutes ; North 24 degrees 34 minutes West 83.97 feet to a point; thence with an interior angle of 90 degrees 29 minutes ; North 64 degrees 57 minutes East 148.67 feet to a point in the Western right of way line of Whites Creek Pike; thence along said Western right of way line of Whites Creek Pike with an interior angle of 100 degrees 08 minutes with the chord

of a curve having a radius of 2894.9 feet South 35 degrees 11 minutes East 198.16 feet to the point of beginning, containing 0.623 acres.

Parcel: 059-00-0-139.00

Tract II:

Land located in Davidson County, Tennessee, being described as:

Commencing at a point in the North Right of Way margin of Moormans Arm Road, said point being located 83.46 feet from the West Right of Way margin of Whites Creek Pike; thence with the Right of Way margin of Moormans Arm Road South 82 degrees 41 minutes West 120.54 feet to an iron rod; thence leaving the Right of Way. margin of Moormans Arm Road North 13 degrees 19 minutes West 50.0 feet to an iron rod; thence North 24 degrees 34 minutes West 83.97 feet to an iron rod; the point of beginning; thence continuing on the same bearing North 24 degrees 34 minutes West 95.0 feet to an iron rod; thence North 58 degrees 56 minutes East 135.0 feet to an iron rod in the Western Right of Way margin of Whites Creek Pike; thence with said Right of Way along the chord of a curve having a radius of 2894.9 feet and a length of 110.06 feet, South 32 degrees 26 minutes 23 seconds East 110.06 feet to an iron rod; thence leaving said Right of Way South 64 degrees 57 minutes West 149.21 feet to the point of beginning, said tract containing 14,487 square feet, 0.33 acres, more or less.

Being the same property conveyed to Pande, LLC, a Tennessee limited liability company by Warranty deed from Timage A. Omar of record in Instrument No. 20190416-0034843 Register's Office for Davidson County, Tennessee, dated April 12, 2019 and recorded on April 16, 2019. (Value of consideration shown in aforementioned deed $900,000.00.) Being also known as 2700 and 2706 Whites Creek Dr Nashville, Tennessee 37207.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

This is improved (_ X_) unimproved (___) property known as 2700 & 2706 Whites Creek Dr, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs, successors and assigns, forever. GRANTOR covenants with GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. GRANTOR does further covenant and bind themself, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, their heirs 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 our hand(s) this 21 day of October, 2021.

Pande LLC, a Tennessee Limited Liability Company

By: Nitin B Patel (member)
Nitinkumar Patel, Managing Member

STATE OF Tennessee)
COUNTY OF Sumner)

Before me, a Notary Public in and for said County and State, Nitinkumar Patel, Managing Member of Pande LLC, 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 in the capacity and for the purposes therein contained.

WITNESS my hand and Official Seal at office this 21 day of October, 2021.

My commission expires 3-1-2025

Notary Public

JAMES COBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025