Karen Johnson Davidson County
Batch# 770312 DEEDWARR
12/08/2021 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20211208-0162878

ADDRESS NEW OWNER: G and A Holdings, LLC
P.O. Box 1955
Mount Juliet, TN 37121

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 10302021900

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

# WARRANTY DEED

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 and sufficiency of all of which are hereby acknowledged, We, **HK Singh Enterprises, Ltd., a Texas Limited Partnership** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **G and A Holdings, LLC, a Tennessee limited liability company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Parcel No. 1 on the Resubdivision of the Thomas B. Vaughn Property, as recorded in Plat Book 5190, Page 376, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more detailed description of said lot.

Being the same property conveyed to HK Singh Enterprises, LTD., a Texas limited partnership, from Heramb K. Singh and wife, Abha Singh, by Special Warranty Deed recorded on November 9, 1998, in Book 11196, Page 621, Register's Office for Davidson County, Tennessee.

This is property with a common address of 103 Oceola Drive, Nashville, TN 37209. (Note that this property is a duplex and one side is commonly referred to as 139 Demoss Rd., Nashville, TN 37209.)

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being paid by the Grantor at closing.(2) All matters appearing on the Plan of record in Book 5190, Page 376, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of November 2021.

HK Singh Enterprises, Ltd., a Texas Limited Partnership

By: Abha Singh, General Partner
Abha Singh, GENERAL PARTNER

STATE OF TEXAS
COUNTY OF El Paso

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Abha Singh, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the GENERAL PARTNER of HK Singh Enterprises, Ltd., a Texas Limited Partnership, the within named bargainor, and that she as such GENERAL PARTNER is executing this document on behalf of said bargainer and is authorized by the bargainer and further has executed the within instrument for the purposes therein contained by signing the name of the limited partnership by the said Abha Sing as such GENERAL PARTNER, as said limited partnership's free act and deed.

Witness my hand and official seal at office, this 30th day of November 2021.

Mary T. Rowland
Notary Public
My Commission Expires: 11/25/2024

MARY T. ROWLAND
My Notary ID # 5617987
Expires November 25, 2024

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $400,000.00.

Affiant

Subscribed and sworn before me this 30th day of November 2021.

Notary Public
My Commission Expires: _____

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

File No. 2109-202

# AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 November 30th, 2021 (date of document).

Cindy S. Smith, Affiant

December 2, 2021

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of December, 20 21.

Notary

MY COMMISSION EXPIRES:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022