This instrument prepared by:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 780774 DEEDWARRSP
12/28/2021 03:06:03 PM 2 pgs
Fees: $13.00 Taxes: $8,140.00
20211228-0170709

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Sabco LLC	New Owner	**043-16-0-191.00**
7035 Stone Run Dr.		&
Brentwood, TN 37027		**043-16-0-055.00**

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Jai Laxmi LLC. A Tennessee limited liability company** have this day bargained and sold, and do hereby transfer and convey unto the said **Sabco LLC, a Tennessee limited liability company**, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

Tract I:

Land in Davidson County, Tennessee, being Lot No 2 on the Plan of Corner Storage Partition Plat, of record in Plat Instrument No. 20180718-0070022, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tract II:

Land in Davidson County, Tennessee, being Lot Nos. 36, 37 and 38 of Block A on the Plan of Anderson Subdivision, Old Hickory Boulevard, of record in Plat Book 974, Pages 36 and 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Jai Laxmi LLC, a Tennessee limited liability company by Trustee's Quitclaim deed from David G. Rogers, as Trustees for Richard A. Rollins, aka Ricky Allen Rollins and Rollins Market of record in Instrument No. 20110503-0033746 Register's Office for Davidson County, Tennessee, dated April 29, 2011 and recorded on May 03, 2011. (AS TO TRACT I)

Being the same property conveyed to Jai Laxmi, LLC, a Tennessee limited liability company by Special Warranty deed from Pinnacle National Bank of record in Instrument No. 20110608-0043821 Register's Office for Davidson County, Tennessee, dated June 07, 2011 and recorded on June 08, 2011. (AS TO TRACT II)

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 23 and Instrument No. 20180718-0070022, Register's Office for Davidson County, Tennessee. (AS TO TRACT I)
-Subject to all matters shown on the Plan of record in Plat Book 974, Page 37, Register's Office for Davidson County, Tennessee. (AS TO TRACT II)
-Lease Agreement of record in Book 7650, Page 51, in the Register's Office for Davidson County, Tennessee. (AS TO TRACT I)

This is improved property, known as **1200 & 1126 East Old Hickory Blvd., Madison, TN 37115**

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Whenever 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 this 22nd day of December, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jai Laxmi LLC, a Tennessee limited liability company

BY:_____
Paresh A. Patel
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PARESH A. PATEL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of JAI LAXMI LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of December, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $2,200,000.00.

_____
Affiant

Subscribed and sworn to before me this the 22nd day of December 2021.

_____
Notary Public

My commission expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024