WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 01/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

MJ-EXP-21-300-300C

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nix Investment LLC	**New Owner**	
(NAME)	(NAME)	
300 A, B, C & D Nix Drive		**043-06-0-345.00 AND 043-06-0-344.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LOUISE J. YUAN, TRUSTEE OF THE LOUISE J. YUAN REVOCABLE TRUST AND BHARAT C. MIRCHANDANI, TRUSTEE OF THE BHARAT C. MIRCHANDANI REVOCABLE TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NIX INVESTMENT , LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The following described tract parcel of land in Davidson County, State of Tennessee as follows, to wit:

Parcel A:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lots 9 and 23 on the Unrecorded Plan of Anderson Estates of record in Plat Book 5190, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel B:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lots 9 and 23 on the Unrecorded Plan of Anderson Estates of record in Plat Book 5190, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The Louise J. Yuan Revocable Trust and The Bharat C. Mirchandani Revocable Trust, as tenants in common by Quitclaim Deed from Bharat Chellaram Mirchandani and Louise Jia Chye Yuan, husband and wife of record in Instrument No. 20191028-0110488 Register's Office for Davidson County, Tennessee, dated September 16, 2019 and recorded on October 28, 2019.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **300 A, B, C & D Nix Drive, Madison, Tennessee 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 784275 **DEEDWARR**
01/04/2022 11:16:51 AM 2 pgs
Fees: $13.00 Taxes: $2,072.00

Warranty Deed

20220104-0001129

Witness my/our hand(s) this the 3rd DAY OF DECEMBER, 2021.

The Louise J. Yuan Revocable Trust

BY: _____
Louise J. Yuan
Trustee

The Bharat C. Mirchandani Revocable Trust

BY: _____
Bharat C. Mirchandani
Trustee

~~STATE OF~~ REPUBLIC OF SINGAPORE)
~~COUNTY OF~~ CITY OF SINGAPORE) S.S.
EMBASSY OF THE)
UNITED STATES OF AMERICA)

Personally appeared before me, the undersigned, a Notary Public ~~in and for said County and State~~, LOUISE J. YUAN, TRUSTEE of THE LOUISE J. YUAN REVOCABLE TRUST, ~~to me known (or~~ proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be ~~his/her~~ free act and deed.

Witness my hand and official seal, this the 3rd of December, 2021.

_____
Notary Public
My Commission Expires: Indefinite
(SEAL)

Jakob J. Lengacher
Vice Consul
U.S. Embassy Singapore

~~STATE OF~~ REPUBLIC OF SINGAPORE)
~~COUNTY OF~~ CITY OF SINGAPORE) S.S.
EMBASSY OF THE)
UNITED STATES OF AMERICA)

Personally appeared before me, the undersigned, a Notary Public ~~in and for said County and State~~, BHARAT C. MIRCHANDANI, TRUSTEE of THE BHARAT C. MIRCHANDANI REVOCABLE TRUST, ~~to me known (or~~ proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/~~her~~ free act and deed.

Witness my hand and official seal, this the 3rd of December, 2021.

_____
Notary Public
My Commission Expires: Indefinite
(SEAL)

Jakob J. Lengacher
Vice Consul
U.S. Embassy Singapore

RETURN TO:
Ruby Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212