THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

AFFIANT

Subscribed and sworn to before me this 7th day of March 2022.

Notary Public

My Commission Expires: 5/9/2023

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 816935 **DEEDWARRSP**
03/07/2022 03:39:40 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00

20220307-0025850

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
Paresh Patel 100 Cherry Branch Road Old Hickory, TN 37138	New Owner	053-02-0-080.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

CHARLES A. KOTLARIS, married,

(herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto

PARESH PATEL

(herein referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described in EXHIBIT "A" hereto and incorporated herein by reference (the "Property").

The Property is improved property known as 1508 Robinson Road, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; has a

good right to convey the Property; and the same is unencumbered except as set out in EXHIBIT "B" attached hereto and incorporated herein by reference. Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons (other than claims arising from the matters set out in Exhibit "B") claiming by, through or under the Grantor, but not further or otherwise.

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.

This is commercial investment property and has never been the principal place of residence of the Grantor or his spouse.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 7th day of March 2022.

CHARLES A. KOTLARIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, CHARLES A. KOTLARIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand, at office, this the 7th day of March 2022.

Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/9/2023

EXHIBIT "A"
(to Special Warranty Deed)

Legal Description

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled the Plan of C.S. Keller Commercial Tract, Section 1, of record in Book 4350, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM is that portion thereof described in the Warranty Deed of Record in Book 5066, page 518, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CHARLES A. KOTLARIS, by Warranty Deed from JOHNNY LEE HUDDLESTON and wife, MARY B. HUDDLESTON, dated November 25, 2009, of record in Instrument No. 20091201-0109644, said Register's Office.

EXHIBIT "B"
(to Special Warranty Deed)

Exceptions

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or right of ways for public utilities that appear in the appropriate public record.

1. Davidson County taxes and assessments for the year 2022 and subsequent years.

2. Matters shown on the Plan of record in Book 4350, page 7, Register's Office for Davidson County, Tennessee.

3. Easement granted to Cumberland Telephone Company of record in Book 662, page 743, said Register's Office.

4. Right-of-Way Easement of record in Book 5066, page 518, said Register's Office.

5. Tenant in possession of Property pursuant to unrecorded lease agreement.