WARRANTY DEED

Karen Johnson Davidson County
Batch# 817075 DEEDWARR
03/08/2022 09:01:20 AM 2 pgs
Fees: $13.00 Taxes: $25,530.00

20220308-0026021

J-OMSAI-22-621

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,900,001.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

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)
OM Sai 9 LLC	**New Owner**	
(NAME)	(NAME)	**026-13-0-017.00**
622 Rivergate Pkwy		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, **LAXMI HOSPITALITY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OM SAI 9 LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

TRACT I

A tract of land located in Davidson County, Tennessee, on the southwesterly side of Two Mile Pike in the City of Goodlettsville, Tennessee, and being part of Lots 2, 3 and 4 on the map of G. T. Moore's Subdivision as recorded in Book 547, page 184, R.O.D.C., Tennessee, and being more particularly described according to a survey made by William Collier Parrish Associates, Civil Engineers, December 7, 1965, as revised September 28, 1966, as follows:

Being the southwesterly part of Lots 2, 3 and 4 of said G. T. Moore's Subdivision, beginning at an iron stake in the common line between Lots 1 and 2 in said Moore's Subdivision; said iron stake being at the northwest corner of said property conveyed by Henry H. McCormick and wife to the State of Tennessee of record in Book 4056, page 147; thence with the southwesterly line of the said property conveyed by Henry H. McCormick and wife to the State of Tennessee in Book 4056, page 147, R.O.D.C., Tennessee, parallel to and 34 ft. from the southwesterly margin of Two Mile Pike, South 18 deg. 35' 40" East 300 ft. to an iron stake at the southwesterly corner of the conveyance hereinabove referred to and in the common line between Lots 4 and 5 of Moore's Subdivision; thence to the right, with the line between said Lots 4 and 5, S 68 deg. 24' 20" W 166.00 feet to an iron stake at the common rear corner of said Lots 4 and 5; thence, to the right, parallel to and 200 feet southwesterly from the said margin of Two Mile Pike, N 18 deg. 35' 40" W 300.00 feet to an iron stake at the common rear corner of Lots 1 and 2; thence, to the right, and with the line between said Lots 1 and 2, Moore's Subdivision, N 68 deg. 24' 20" E 166.00 feet to the iron stake at the point of beginning, containing 49,719 square feet or 1.142 acres.

TRACT II

Beginning at an iron stake on the westerly margin of Two Mile Pike (as widened) in the line between Lots 1 and 2 of G. T. Moore's Subdivision as recorded in Book 547, page 184, R.O.D.C., Tennessee; said iron stake being South 18 deg. 25' 40" East 790 feet more or less from the center line of I-65 and also being 71.6 feet westerly of the new center line of Two Mile Pike; thence with the westerly margin of Two Mile Pike (as widened) South 18 deg. 25' 40" East 270 feet; thence South 68 deg. 24' 20" West 30.05 feet; thence, North 18 deg. 25' 40 West 270 feet to a point in the line between Lots 1 and 2 of G. T. Moore's Subdivision; thence with the line between Lots 1 and 2 North 68 deg. 24' 20" East 30.05 feet to the point of beginning.

TRACT III

A tract of land located in said County on the westerly side of Two Mile Pike in the City of Goodlettsville, and being part of Lot No. 1 on the Map of G. T. Moore's Subdivision, as of record in Book 547, page 184, Register's Office for Davidson County, Tennessee, being more particularly described according to a survey made by G & G Engineering Co., dated October 15, 1972, as follows:

Beginning at a point, same being an iron pin on the westerly right-of-way of Two Mile Pike and said point also being the northeast corner of Chevron Oil Company's property; running thence South 67 deg. 43' 32" West with the Chevron Oil Company north line 168.71 feet to a concrete monument; thence North 19 deg. 13' 10" West 93.58 feet to a point on the southerly margin of the highway right-of-way; thence North 37 deg. 27' 05" East with the highway right-of-way 121.70 feet to a concrete monument: thence South 50 deg. 14' 33" East 129.70 feet to a concrete monument; thence South 19 deg. 07' 00" East with the margin of Two Mile Pike 40.30 feet to the point of beginning and containing 0.439 acres, more or less.

Being the same property conveyed to Laxmi Hospitality Group, LLC, by Quit Claim Deed from Mahesh Kisan formerly known as Mahesh Patel and wife, Damini Kisan, of record in Book 11191, Page 443, in the Register's Office for Davidson County, Tennessee, dated November 4, 1998, and recorded on November 5, 1998.

Being the same property conveyed to Mahesh Patel, a single man, by Special Warranty Deed from Chevron U.S.A., Inc., of record in Book 9767, Page 157, in the Register's Office for Davidson County, Tennessee, dated July 21, 1995, and recorded on August 18, 1995.

This conveyance is subject to:
- County of Davidson taxes for the year 2022 and thereafter, not yet due and payable.

- City of Goodlettsville taxes for the year 2022 and thereafter, for tax parcel identification number 026-13-0-017.00, not yet due and payable.

- Restrictions, dedications, conditions, reservations, easements, and other matters shown on the map of G. T. Moore's Subdivision as recorded in Book 547, Pages 184.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **621 Rivergate Parkway, Goodlettsville, Tennessee 37072**.

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.

Witness my/our hand(s) this the 3rd DAY OF MARCH, 2022.

Laxmi Hospitality Group, LLC

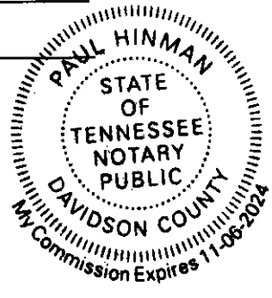
BY:_____
Mahesh Kisan
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAHESH KISAN, 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 SOLE MEMBER of LAXMI HOSPITALITY GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of March, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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