Karen Johnson Davidson County
Batch# 828314 DEEDQC
03/24/2022 04:00:16 PM 5 pgs
Fees: $28.00 Taxes: $222.00

20220324-0034356

This instrument prepared by:

Tune, Entrekin & White, P.C. (TCW)
500 11th Ave., N., Suite 600
Nashville, TN 37203

(No search performed. Deed and information set forth herein based upon that provided by the parties hereto.)

CONSIDERATION CERTIFICATE

STATE OF Tennessee)

COUNTY OF Rutherford)

The actual consideration or value, whichever is greater for this transfer is $60,000.00 and other good and valuable consideration.

Affiant

Subscribed and sworn to before me this the 1st day of March, 2022.

Notary Public

NATALIO LUNA MENDOZA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/06/2022

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Rashid Rashid Sara 905 Stewart Valley Drive Smyrna, TN 37167	[SAME]	Part of 16300034700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Sun Investment Corporation**, a Tennessee for-profit corporation ("Grantor"), has bargained and by these presents does hereby transfer, quitclaim, and convey unto **Rashid Rashid Sara** ("Grantee"), his heirs, successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly set forth and described on **Exhibit A** attached hereto.

It is understood by Grantor and Grantee that this conveyance is subject to taxes and assessments for the year 2022 and subsequent years, not yet due and payable, and subject to easements, rights of way for public utilities, restrictive covenants and conditions, and other matters of record, as well as all applicable zoning and building regulations.

[*Notarized Signature on Next Page*]

IN WITNESS WHEREOF, the Grantor has caused this Quit Claim Deed to be executed as of the date set forth below.

GRANTOR:

Sun Investment Corporation,
a Tennessee for-profit corporation

By: _____

Print Name: Ajit V. Chauhan

Its: Owner & Authorized Officer

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ajit Chauhan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the owner ("Officer") of Sun Investment Corporation, a Tennessee for-profit corporation (the "Entity"), the bargainor, and that he/she as such officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Entity by him/herself as such Officer.

Witness the 8 day of March, 2022.

ANA MENDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 5/20/24

EXHIBIT A

Being a portion of land situated in the 32nd Council District of Davidson County, Tennessee, part of lot 2 on Scottish Inns resubdivision of lot 1, of record in Plat Book 8250, Page 787, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN), and is more particularly described as follows:

Commencing at the approximate intersection of Bell Road and Cain Ridge Road, in a westerly direction 583'+/- feet to iron rod found, having no cap, at the southwest corner of Lot 1 on Scottish Inns resubdivision of lot 1, owned by Salvador Ramirez Revocable Living Trust Agreement, of record in Instrument Number 20141112-0104571, R.O.D.C.,TN, on the existing northerly margin of Bell Road, at approximate Tennessee state plane coordinate location of, N:623,750.03, E:1,772,351.07, at the southeasterly most corner of the subject property and being the point of beginning of herein described land;

thence with said margin, North 85°27'22" West, a distance of 12.52 feet to a 5/8" iron rod set by Dale and Associates, having a pink cap at the new property line;

thence leaving said margin with the new property line, North 03°05'44" East, a distance of 225.00 feet to a 5/8" iron rod set by Dale and Associates, having a pink cap;

thence with said line, North 55°51'37" East, a distance of 9.87 feet to a mag-nail set, with a washer, marked Dale and Associates in a concrete wall, at a corner on the southerly line of PMK, LLC, of record in Instrument Number 20191202-0123576, R.O.D.C.,TN.;

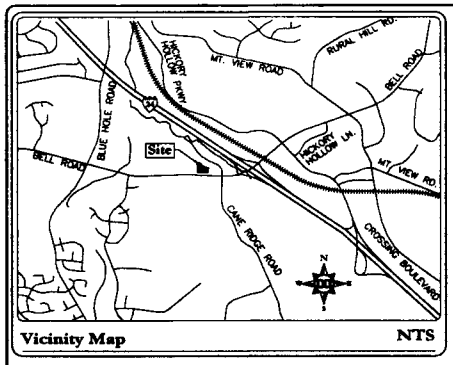
with the southerly line of PMK, LLC, for the next four (4) calls;
thence, South 56°06'21" East, a distance of 36.18 feet to a mag-nail set, with a washer, marked Dale and Associates in a concrete wall;
thence, South 50°24'02" East, a distance of 14.62 feet to a mag-nail set, with a washer, marked Dale and Associates in a concrete wall;
thence, South 48°45'07" East, a distance of 23.35 feet to a mag-nail set, with a washer, marked Dale and Associates in a concrete wall;
thence, South 77°46'18" East, a distance of 19.03 feet to a mag-nail set, with a washer, marked Dale and Associates in a concrete wall, at the northerly most northwest corner of lot 1;

with the line between lots 1 & 2 for the next four (4) calls;
thence, South 45°39'15" East, a distance of 22.40 feet to a mag-nail set, with a washer, marked Dale and Associates in a concrete wall;
thence, South 02°39'46" West, a distance of 38.53 feet to a mag-spike set, with a washer, marked Dale and Associates;
thence, North 85°52'42" West, a distance of 92.93 feet to a 5/8" iron rod set by Dale and Associates, having a pink cap;
thence, South 02°54'01" West, a distance of 134.99 feet to the point of beginning of herein described land, having an area of 8919.04 square feet or 0.20 acres more or less;

This description was prepared by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on March 1, 2022, and is based on survey work conducted by Dale and Associates on December 2021 under project number 21054.

Being a portion of the same property conveyed from Star Investments, LLC, a Tennessee limited liability company to Sun Investment Corporation, a Tennessee for-profit corporation by Warranty Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20051026-0129249, and corrected by Deed of Correction at Instrument Number 20060717-0085636 said Register's Office, and as corrected by Scrivener's Affidavit at Instrument Number 20180628-0062646 said Register's Office.

The above-described property being further illustrated on the following page and labeled "Lot 2" thereon.



Vicinity Map NTS

LEGEND

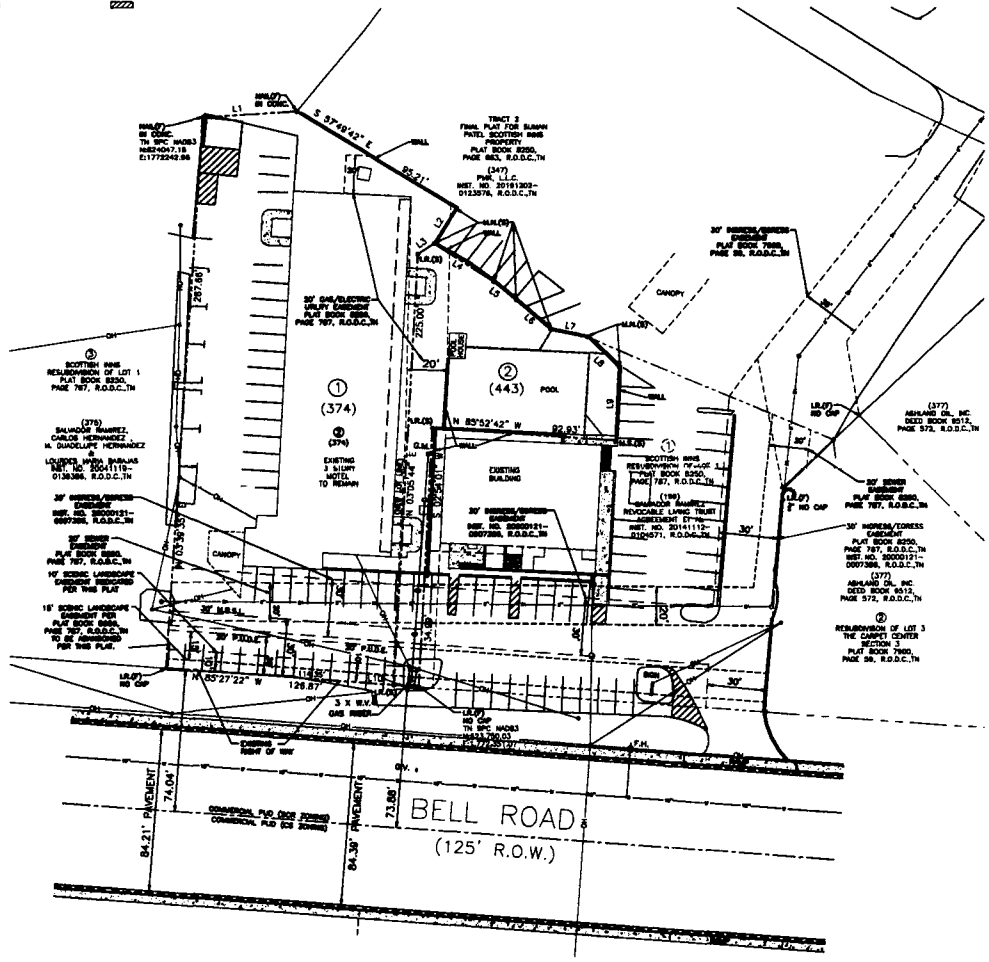
M.S.(S)	MAG-SPIKE (SET)
M.N.(S)	MAG-NAIL (SET)
I.R.(F)	IRON ROD (FOUND)
I.R.(S)	IRON ROD (SET) W/PINK CAP STAMPED "DALE AND ASSOCIATES"
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
SIGN	
ANCHOR	
E.M.	ELECTRIC METER
L.P.	LIGHT
P.P.	POWER POLE
S.P.	SERVICE POLE
T.P.	TELEPHONE POLE
M.H.	SANITARY MANHOLE
A.D.	INLET
W.M.	WATER METER
W.V.	WATER VALVE
F.H.	FIRE HYDRANT
G.V.	GAS VALVE
G.M.	GAS METER
LOT NUMBER	
PARCEL NUMBER	
PROPERTY LINE	
FENCE LINE	
OVERHEAD UTILITIES	
WATER LINE	
SANITARY LINE	
GAS LINE	
PLAT BEARING/DISTANCE	
CONCRETE	
NO PARKING	

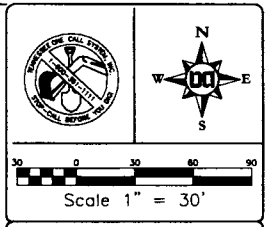
Line Table		
LINE	BEARING	DISTANCE
L1	N 86°15'41" E	46.75'
L2	S 31°42'44" W	21.48'
L3	S 55°51'37" W	9.87'
L4	S 56°06'21" E	36.18'
L5	S 50°24'02" E	14.62'
L6	S 48°45'07" E	23.35'
L7	S 77°46'18" E	19.03'
L8	S 45°39'15" E	22.40'
L9	S 02°39'46" W	38.53'
L10	N 85°27'22" W	12.52'

Area Table		
Area	Acres	Sq. Feet
Lot 1	0.74	32315.32
Lot 2	0.20	8919.04
Total Area	0.95	41234.36

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS.
2. THE RECORDING OF THIS PLAT VOIDS VACATES AND SUPERCEDES LOTS 1 & 2 SCOTTISH INNS, RESUBDIVISION OF LOT 1, PLAT BOOK 8250, PAGE 787, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE
3. PROPERTIES ZONED SCR, (SHOPPING CENTER REGIONAL), PUD NO. 82-75-G, AND BELL ROAD CORRIDOR DESIGN OVERLAY.
4. THIS SURVEYOR DID NOT PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. UTILITIES SHOWN ARE FROM FIELD LOCATED VISIBLE APPURTENANCES, MAPS OBTAINED FROM CONSULTATION WITH VARIOUS UTILITY COMPANIES, OR OTHER DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT 1) THE UNDERGROUND UTILITIES, OTHER CURRENTLY IN SERVICE OR ABANDONED, COMPRISE ALL OF SUCH UTILITIES IN THE SUBJECT AREA AND THAT, 2) THEY ARE IN THE EXACT INDICATED LOCATION AS SHOWN. SURVEYOR DID NOT PHYSICALLY LOCATE UNDERGROUND UTILITIES.
5. PARCEL NUMBERS SHOWN THUS (001) PERTAIN TO PROPERTY MAP NUMBER 183. PROPERTY ASSESSOR'S OFFICE, DAVIDSON COUNTY, TENNESSEE.
6. PROPERTY OWNER: PARCEL 374:
   SUN INVESTMENT CORPORATION
   1121 BELL RD
   ANTIOCH, TN 37013
7. BEARINGS SHOWN ARE BASED ON GPS OBSERVATION AND ARE RELATIVE TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83).
8. THE PROPERTY SHOWN IS IN ZONE "X" AND IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE MOST CURRENT FLOOD INSURANCE MAP AVAILABLE TO THIS OFFICE BEING PANEL NO. 47037C0381 H. EFFECTIVE DATE: APRIL 5, 2017.
9. THIS SURVEY WAS PREPARED USING THE LATEST RECORDED DEEDS & PLAT DESCRIPTIONS REFERENCED HEREON. NO TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR AT THE TIME OF SURVEY. THIS SURVEY IS SUBJECT TO SUCH FACTS THAT A CURRENT TITLE EXAMINATION MAY REVEAL.
10. PROPERTY CORNERS SHOWN THUS -●- ARE MARKED BY IRON RODS.
11. A PUBLIC UTILITY & DRAINAGE EASEMENT OF TWENTY FEET (20') ADJACENT TO ALL STREET RIGHT-OF-WAYS OR UNLESS NOTED OTHERWISE SHALL HEREBY BE MADE A PART OF THIS RECORDING. WHERE CORNER BUILDING SETBACKS ARE LESS THAN TWENTY FEET (20'), THE EASEMENT DEPTH SHALL BE REDUCED TO THE BUILDING ENVELOPE THEN BACK TO ORIGINAL DEPTH.
12. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER MANAGEMENT.
13. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER. INDIVIDUAL WATER AND SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
14. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 2008-328 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT) AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).
15. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
16. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHALL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
17. A PRESSURE REDUCING VALVE IS REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN WATER PRESSURES EXCEED 100 PSI AND A PRV IS REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI
18. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORM WATER FACILITIES WITHIN THE PROPERTY.
19. THE FINAL SITE PLAN/ BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
20. ALL UTILITIES SHALL BE PLACED UNDERGROUND AS REQUIRED BY SECTION 17.28.105 OF THE METRO ZONING CODE.
21. THIS IS A MINOR SUBDIVISION PLAT.
22. EXCEPT AS AUTHORIZED BY APPROVED CONSTRUCTION PLANS, NO GRADING, CUTTING OF TREES, OR DISTURBANCE OF NATURAL FEATURES SHALL BE PERFORMED WITHIN THE SCENIC LANDSCAPE EASEMENT EXCEPT DRIVEWAY CROSSINGS WHICH SHALL BE LOCATED TO PROVIDE MINIMAL DISTURBANCE.
23. INGRESS EGRESS EASEMENT FOR EXISTING LOTS 2 & 3 AS SHOWN ON PLAT BOOK 8250, PAGE 787, OF RECORD IN INSTRUMENT NUMBER 20000131-0007386, R.O.D.C., TN.





CERTIFICATE OF OWNERSHIP

I hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Instrument in SA: 20180628-0062648, DC: 20060717-0065638, WD: 20051026-0129249 Davidson County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, and that this plat constitutes offers of irrevocable dedication for all public roads, utilities, easements and other facilities shown hereon as required by the Subdivision Regulations of the Planning Commission of Metropolitan Nashville, Davidson County.

Signature: _____ Date _____

Print:
Sun Investment Corporation, President: Ajit K. Chauhan
Map 183, Parcel 374

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief the hereon shown subdivision plat represents a Class "A" survey having an unadjusted ratio of precision of 1:10,000 and is true and correct. Approved monuments have been placed as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

Name _____ Date March 1, 2022

COMMISSION APPROVAL

Approved by the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee.

By _____ Date _____

RECORDING NUMBER

SUBDIVISION NUMBER 2022S-023-001

Final Plat
ReSubdivision of lot 2 on Scottish Inns Resubdivision of lot 1

Scottish Inns, Resubdivision of lot 1, plat book 8250, page 787, in the register's office for Davidson County, Tennessee.

Antioch, Davidson County, Tennessee
Council District 32, Council Person Joy Styles

Linear Feet Nore Street = 0 L.F.	Total Area = 1.57 Acres = 68,354.46 S.F.

Owner/Developer:
Rishi Rishi &
Ajit Y. Chauhan
5121 Bell Road
Antioch, TN 37013

Rev.: December 6, 2021
Rev.: January 31, 2022 RS
Rev.: February 17, 2022 RS
Rev.: March 1, 2022 RS

Date: November 23, 2021

Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166
Civil Engineering, Land Planning & Zoning, Surveying, Subdivision Development

Project # 21054

Sheet 1 of 1