Karen Johnson Davidson County
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Fees: $17.00 Taxes: $0.00
20220506-0052362

THIS INSTRUMENT PREPARED BY:

GLENN S. MACBETH, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:

KESHAV OIL, INC.,
100 Paige Park Lane
Goodlettsville, TN 37072

SEND TAX BILLS TO:
NEW OWNERS

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GATEWAY TITLE SERVICES, LLC, AND ITS ATTORNEYS, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

(Map 082-6-0; Parcel 040.00)

THIS INSTRUMENT made and entered into on this the 28th day of April, 2022, by and between, **SAI OIL, INC.,** ("Grantor"), and **KESHAV OIL, INC., A TENNESSEE CORPORATION,** ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantee, Grantee's heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

LAND lying in the 5th Councilmanic District of Nashville, Davidson County, Tennessee, and being Lot Nos. 1, 2, & 3 on the plat of Dr. V. S. Lindsley's Addition to Edgefield, as of record in Plat Book 57, Page 25, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a punch hole found in the concrete walk at the intersection of the easterly right-of-way of Dickerson Pike (US 31 W, SR. 11, formerly North First Street) and the northerly right-of-way of Grace Street (formerly Josephine Street); thence, with said Easterly right-of-way, North 03 degrees 15 minutes 00 seconds East, 150.00 feet to an iron pin found, said pin being the southwesterly corner of the Charles V. Duncan, John L. Winchester property, as of record in Instrument No. 200005310053894, in the Register's Office of Davidson County, Tennessee; thence, with said Duncan, Winchester property, South 85 degrees 58 minutes 00 seconds East, 150.00 feet to an iron pin found in the westerly right-of-way of Alley No. 309; thence, with said Alley No. 309, South 03 degrees 15 minutes 00 seconds West, 150.00 feet to an iron pin found in the said northerly right-of-way of Grace Street; thence, with said northerly right-of-way, North 85 degrees 58 minutes 00 seconds West, 150.00 feet to the point of beginning and containing 22,498 square feet or 0.517 acres more or less.

BEING the same property conveyed to DYK Petro, Inc., a New York Corporation, by Special Warranty Deed dated November 29, 2006, from G & G Hotel & Management, Inc., a Tennessee corporation, recorded December 5, 2006, in Instrument No. 20061205-0149759, in the Register's Office of Davidson County, Tennessee.

ALSO being the same property conveyed to Sai Oil, Inc., by Successor's Trustee's Deed dated February 11, 2013, from Joseph R. Prochaska, Successor Trustee, recorded February 13, 2013, in Instrument No. 20130213-0014589, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS is improved property known as 701 Dickerson Pike, Nashville, TN 37207.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her signature on this the 28th day of April, 2022.

SAI OIL, INC.,

BY: VAIBHAV PATEL, PRESIDENT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned, of the state and county mentioned, personally appeared Vaibhav Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of Sai Oil, Inc., the within named bargainor, a Corporation, and that such Vaibhav Patel as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and seal, at office in Murfreesboro, TN, this 28th day of April, 2022.

Notary Signature

Printed Name: Mary Fugitt

My commission expires: 8-19-23

MARY FUGITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Affiant

Sworn to and subscribed before me this 28th day of April, 2022.

Notary Public

My Commission Expires: 8-19-23

MARY FUGITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No.: GTS1-2022-42

True Copy Certification

I, Kaylie Joiner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on the 28th day of April, 2022.

Affiant Signature

4/28/22
Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 28th day of April, 2022.

Notary's Signature

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 8-19-23

Notary' Seal (if on paper)