This instrument prepared by and after recording return to:

Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chandler Farmer, Esq.

Karen Johnson Davidson County
Batch# 871495 DEEDWARRSP
06/14/2022 02:56:30 PM 6 pgs
Fees: $33.00 Taxes: $29,600.00
20220614-0067956

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Sai Aekta, LLC 601 Stokley Court Old Hickory, Tennessee 37138	Sai Aekta, LLC 601 Stokley Court Old Hickory, Tennessee 37138	Parcel No. 163-00-0-186.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **JAM LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **SAI AEKTA, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31st day of May, 2022, but is effective as of the 31 day of May, 2022.

GRANTOR:

JAM LLC,
a Tennessee limited liability company

By: Jayesh D. Patel
Name: Jay Patel
Its: Chief Manager

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jay Patel, the Chief Manager of JAM LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Chief Manager executed the foregoing instrument for the purposes therein expressed and contained, by signing his or her name, as such Chief Manager.

Witness my hand and official seal this 31 day of May, 2022.

My Commission Expires:
9-8-2025

Samantha Birdsall
Notary Public

SAMANTHA BIRDSALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ Davidson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $8,000,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 31 day of May, 2022.

NOTARY PUBLIC

My Commission Expires: 9-8-2025



Exhibit "A"

Legal Description of Property

TRACT NO. 1:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Bellwood Acres, of record in Book 4460, page 195, Register's Office for Davidson County, Tennessee, and described according to a survey dated September 29, 1997, prepared by J. Bruce Rainey, RLS No. 823, Land Development Consultants, 116 Maple Row Blvd., Hendersonville, TN 37075, as follows: Beginning at an iron pin on the southerly boundary of the Seaboard Systems Railroad property, and being the northwest corner of Lot No. 1 on the plan of Bellwood Acres, and also being the northeast corner of the property described herein; thence leaving the said southerly boundary of th Seaboard Systems Railroad property and with the westerly line of the said Lot No. 1, also being the Bobby Lawson property as of record in Book 7328, page 291, said Register's Office, South 31 deg. 59 min. 20 sec. West 192.63 feet to an iron pin in the northerly right of way of I-24; thence along the said right of way North 62 deg. 09 min. 54 sec. West 359.99 feet to an iron pin; thence North 54 deg. 28 min. 42 sec. West 310.15 feet to an iron pin; thence leaving the right of way of I-24, and along the easterly boundary of the Bobby Lawson property of record in Book 8011, page 117, said Register's Office, North 31 deg. 54 min. 02 sec. East 148.30 feet to an iron pin; thence North 32 deg. 02 min. 25 sec. East 50.05 feet to an iron pin in the southerly boundary of the Seaboard Systems Railroad property; thence along the said southerly boundary South 58 deg. 07 min. 04 sec. East 668.79 feet to the point of beginning.

TRACT NO. 2:

An access and utility easement for the benefit of Tract No. 1 over and across Lot No. 1 of Bellwood Acres, as shown on the plan of Bellwood Acres of record in Book 4460, page 195, Register's Office for Davidson County, Tennessee, described according to a survey dated September 29, 1997, prepared by J. Bruce Rainey, RLS No. 823, Land Development Consultants, 116 Maple Row Blvd., Hendersonville, TN 37075, as follows: Beginning at a point North 32 deg. 00 min. East from the southeastern most corner of Tract No. 1 described above; thence North 32 deg. 00 min. East 25.0 feet to a point; thence South 58 deg. 00 min. East 86.94 feet to a point; thence South 73 deg. 58 min. East 227.43 feet to a point; thence North 84 deg. 37 min. East 123.48 feet to a point; thence South 58 deg. 00 min. East 107.30 feet to a point in the westerly margin of Bell Road; thence with the said margin South 45 deg. 39 min. West 24.00 feet to a point; thence leaving the said margin, North 58 deg. 00 min. West 83,50 feet to a point; thence along a curve to the left with a radius of 22 feet a distance of 14.35 feet to a point; thence South 84 deg. 37 min. West 109.43 feet to a point; thence along a curve to the right with a radius of 30 feet a distance of 11.21 feet to a point; thence North 73 deg. 58 min. West 230.00 feet to a point; thence North 58 deg. 00 min. West 90.45 feet to the point of beginning.

Being the same property conveyed to JAM LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from COLLINS PARK HOTEL GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record as Instrument No. 20161018-0110080, dated October 14, 2016, Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. Real estate taxes for the year 2022 and subsequent years, a lien not yet due and payable.

2. All matters that would be shown by a complete ALTA Survey of the Property.

3. Matters shown on the Plan of record in Plat Book 4460, page 195, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants contained in Instrument of record in Book 4677, page 234, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5142, page 480, Book 5167, page 273 and Book 8206, page 872, said Register's Office.

6. Ramada Franchise Agreement of record in Instrument No. 199912100301798, said Register's Office.

7. Dedication of Easement and Naming the Private Access Drive Bellwood Acres of record in Instrument No. 20090622-0057903, said Register's Office.

8. Easement Deed by Court Order in Settlement of Landowner Action (Lightnet Lines) of record in Instrument No. 20140114-0003779, said Register's Office.

9. Title to that portion of the premises, if any, embraced within the right-of-way of Seaboard System Railroad.

Certificate of Authenticity

I, Dianne R. Kirby, do hereby make oath that I am 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 May 31, 2022.

5/31/22
Date

Dianne R. Kirby
Affiant Signature

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of May, 2022.

Notary's Signature

SAVANNAH KATELYN SUITERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025