Karen Johnson Davidson County
Batch# 873928 DEEDWARR
06/17/2022 03:59:46 PM 2 pgs
Fees: $13.00 Taxes: $24,050.00
20220617-0070006

Warranty Deed

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $6,500,000.00. Affiant Subscribed and sworn to before me, this the 16th day of June, 2022. Notary Public My commission expires: 8/28/22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
BNA Hermitage Apts Investors, LLC	New Owner(s)	086-00-0-215.00
1012B W. Grove Ave.		
Nashville, TN 37203-5448		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAI GANESHA, LLC, A*LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BNA HERMITAGE APTS INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

* Tennessee

Land in the 4th Civil District of Davidson County, Tennessee, being Lot Nos. 6 and 7 on the Plan of Priest Lake Commercial Park, of record in Book 4885, Page 118, Register's Office for Davidson County, Tennessee, and a 1.66 acre, more or less, tract of land described together according to a boundary survey dated February 28, 1983, as amended on March 8, 1983, prepared by Anderson-Delk & Associates, as follows:

Beginning at a point on the South margin of Central Pike, a distance of 575.5', more or less, East of the intersection of Old Hickory Boulevard and Central Pike, said point being the same as the Northwest corner of Lot No. 6 on the Plan of Priest Lake Commercial Park of record in Book 4885, Page 118, said Register's Office; thence S 12° 03' 00" W a distance of 262.68' to a point, said point being the Southwest corner of said Lot No. 6; thence S 77° 30' 00" E a distance of 265.50' to a point; thence S 83° 19' 52" E 250.41' to an iron pin; thence N 0° 42' 00" W 292.0' to an iron pin on the South margin of Central Pike; thence N 84° 04' 00" W along the South margin of Central Pike 368.40' to a monument; thence in a Westerly direction along the South margin of Central Pike on the right side of a curve having a radius of 750.93' a distance of 84.21' to the Point of Beginning, containing 3.11 acres, more or less.

Being the same property conveyed to Jai Ganesha, LLC, a Tennessee limited liability company, from Vinod T. Zaver, Manglaban V. Zaver, Kishor T. Patel, Sheelaben K. Patel and Ramanbhai Patel, by Warranty Deed dated July 7, 2008, recorded July 8, 2008, in Instrument No. 20080708-0070101, in the Register's Office of Davidson County,

Tennessee. Also being the same property conveyed from Jai Ganesha Partnership (successor by merger to Jai Ganesha, LLC as evidenced by Certificate of Merger of record in Instrument No. 20101220-0101224, RODC TB), to Jai Ganesha, LLC, by Quitclaim Deed dated October 14, 2011, recorded October 21, 2011 in Instrument No. 20111021-0081882, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3887 Central Pike, Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of June, 2022.

JAI GANESHA, LLC, a Tennessee Limited Liability Company

By: _____
Sanjay Patel, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sanjay Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of JAI GANESHA, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 16th day of June, 2022.

_____
Notary Public

My Commission Expires: 7-13-2024

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: COM-21-SLC-3887