Karen Johnson Davidson County
Batch# 873928 DEEDQC
06/17/2022 03:59:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220617-0070007

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
BNA Hermitage Apts Investors, LLC 1012B W. Grove Avenue Nashville, TN 37203-5448	New Owner	086-00-0-215-00

This purpose of this deed is to convey the new survey legal description of the property and is the same property as conveyed in Instrument No. 20220617-0070006 ***, Register's Office for Davidson County, Tennessee.***

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jai Ganesha, LLC a Tennessee Limited Liability Company** does hereby quitclaim and convey unto **BNA Hermitage Apts Investors, LLC, a Delaware Limited Liability Company**, its successors, representatives, and assigns, its rights, title and interest in and to the following described tract of land in Grundy County, Tennessee:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also partially being Lots 6 and 7 of Section One, Central Pike Commercial Planned Unit Development, as of record in Plat Book 6200, Page 386, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the southerly right-of-way line of Central Pike, 70 feet in width, at a corner common with Lot 5 of the Resubdivision Lot 2 & Reserve Parcel 201, Priest Lake Commercial Park, as of record in Plat Book 4885, Page 118, at the Register's Office for Davidson County, Tennessee, also being the property of Cinco De Mayo, Inc., as of record in Instrument Number: 20060106-0002510, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Central Pike, with the westerly property line of said Lot 5, South 03 deg 29 min 55 sec West, 291.65 feet to an existing iron rod, at a corner common with Lot 1 of the Resubdivision of Lot 1, Revised Priest Lake Commercial Park, as of record in Instrument Number: 20200721-0079934, at the Register's Office for Davidson County, Tennessee, also being the property of Kshama Hotel, LLC, as of record in Instrument Number: 20160309-0022487, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of said Lot 1, North 79 deg 21 min 48 sec West, 248.28 feet to an iron rod set, at a corner common with Lot 1 of said Section One, Central Pike Commercial Planned Unit Development, also being the property of PS Tennessee, L.P., as of record in Instrument Number: 20010525-0054642, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of said Lot 1, North 74 deg 11 min 36 sec West, 265.50 feet to an existing iron rod, at a corner common with Lot 3 of said Section One, Central Pike Commercial Planned Unit Development, also being the property of Kothare Properties, LLC, as of record in Instrument Number: 20160606-0056629, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of said Lot 3, North 16 deg 03 min 14 sec East, 264.60 feet to an existing iron rod in the southerly right-of-way line of Central Pike;

Thence with the southerly right-of-way line of Central Pike, with a curve to the left, along an arc length of 83.23 feet, the central angle of which is 06 deg 21 min 02 sec, the radius of which is 750.93 feet, the chord of which is South 76 deg 58 min 21 sec East, 83.19 feet to an iron rod set;

Thence South 80 deg 13 min 19 sec East, 368.40 feet to the POINT OF BEGINNING. Containing 135,228 square feet or 3.104 acres more or less.

Being the same property conveyed to Jai Ganesha, LLC, as of record in Instrument Number: 20111021-0081882, at the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 16TH day of June, 2022.

Affiant

Carmen Coats
Notary Public

My commission expires: (Affix Seal)

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 16th day of June, 2022.

Jai Ganesha, LLC
A Tennessee Limited Liability Company

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 to be the Sole Member of Jai Ganesha, LLC, and that the 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-SUC-3887