Karen Johnson Davidson County
Batch# 906717 DEEDWARR
08/23/2022 12:41:30 PM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20220823-0095177

WARRANTY DEED

JOSEPH C JEFFERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-17-2024

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$550,000.00

Affiant

Subscribed and sworn to before me this 19th day of August, 2022

Notary Public
My Commission expires: 12-17-24
(Affix Seal)

THIS INSTRUMENT PREPARED BY

James W. Cobb, Esq. 131 Walton Ferry Road, Ste. 11, Hendersonville, TN, 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jamie Baker and Malcolm Steele	Same	053-00-0-014.02
1501 Robinson Road,		
Old Hickory, TN 37138	same	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Shree Nar Narayan LLC, a Limited Liability Company,

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Jamie Baker and Malcolm Steele, a married couple,

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND SITUATED OF RUTHERFORD COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Parcel 053-00-0-014.02

Land lying in the 4th Civil District of Davidson County, Tennessee, being a part of Tract No. 22 on the unrecorded Plan of the Holdings of Nashville Industrial Corporation at Old Hickory, and being further known and identified as Lots Nos. 1 and 2 on the unrecorded Map showing the survey for the Wilson Subdivision, and described according to a, copy of a survey made by Southern Land Surveying Co., Inc., dated July 6, 1967, as follows: Beginning at a stake and iron pin marker at the intersection of the Southwesterly right of way line of the Tennessee Central Railroad, and the Northeasterly margin of the By-Pass Highway, now Robinson Road, and shown on said survey as Old Hickory Boulevard; thence with the Northeasterly margin of the By-Pass Highway or Robinson road, North 66 degrees 07 minutes West 404 Feet to a point at the common corner of Lots 2 and 2-A on said survey; thence with the line between said Lots, North 31 degrees 57 minutes East 114

feet to a point in the Southwesterly right of way line of the Tennessee Central Railroad; thence with said right of way Line, South 48 degrees 54 minutes 40 seconds East 404 feet to an iron pin, being the point of beginning. INCLUDED in the above description BUT EXPRESSLY EXCLUDED THEREFROM is the following described property conveyed to the State of Tennessee by deed of record in Book 5277, page 107, Register's Office for Davidson County, Tennessee: Beginning at the point of intersection of the Southwest right-of-way of the L & N Railroad and the North margin of Old Hickory Boulevard (State Route 45); thence along the said North margin, North 62 degrees 36 minutes West 362 feet, more or less, to a point; thence North 35 degrees 30 minutes East 5 feet, more or less, to a point; thence South 62 degrees 36 minutes East 345 feet, more or less, to a point in said right of way; thence along the said right of way, South 45 degrees 24 minutes East 15 feet, more or less, to the point of beginning and containing 1,980 square feet.

Being the same property conveyed to Shree Nar Narayan LLC, a Tennessee limited liability company by Warranty Deed from Swifty Oil Co., Inc., an Indiana corporation of record in Instrument No. 20140702-0058264 Register's Office for Davidson County, Tennessee, dated July 01, 2014, and recorded on July 02, 2014. (Value of consideration shown in aforementioned deed $130,000.00.)

This is improved (_X_) unimproved (__) property known as 1501 Robinson Road, Old Hickory, TN 37138.

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, his heirs, successors and assigns, forever. GRANTOR covenants with GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. GRANTOR does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS our hand(s) this 19th day August 2022.

Shree Nar Narayan, LLC, a Tennessee Limited Liability Company

Manhar Patel, *Member*

Ghanshyambhai Patel, *Member*

Navin Patel, *Member*

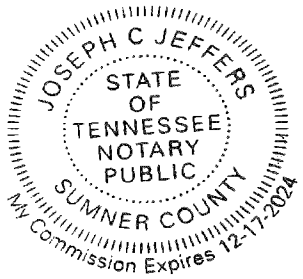
STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, a Notary Public in and for said County and State, Manhar Patel, Ghanshyambhai Patel, and Navin Patel, as members of Shree Nar Narayan, LLC, a Tennessee Limited Liability Company, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and Official Seal at office this 19th day of August 2022.

Notary Public

My commission expires 12-17-24



Tennessee Certification of Electronic Document

I, James W. Cobb, 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 08/22/2022 (date ~~of~~ document).

Affiant Signature

08/22/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 22 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12-17-24

NOTARY'S SEAL

