NEW OWNER:

KIAN HOSPITALITY, LLC
2403 BRICK CHURCH PIKE
NASHVILLE, TN 37207

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel: 071 02 0 145.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 22-1529

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 928640 **DEEDWARRSP**
10/12/2022 11:03:39 AM 3 pgs
Fees: $18.00 Taxes: $9,990.00

20221012-0111829

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Million Seven Hundred Thousand and 00/100 Dollars ($2,700,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **2403 BRICK CHURCH PIKE, LLC, a Tennessee limited liability company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **KIAN HOSPITALITY, LLC, a Tennessee limited liability company**, ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee, and further described as follows:
>
> Beginning at a new iron pin, in the easterly margin of Brick Church Pike, the most west-southwest corner of the Hotel South property as shown in Deed Book 8815, Page 563, in the Register's Office for Davidson County, Tennessee, the northwest corner of this tract, thence along the line with Hotel South, North 76 deg. 35 min. 47 sec. East, 125.85 feet to a new iron pin,
>
> Thence continuing along the line with Hotel South, South 11 deg. 18 min. 50 sec. East, passing the most north-northwest corner of the CRIIMI Mae Brick Church Inc. property as shown in Deed Book 10488, Page 333, in the Register's Office for Davidson County, Tennessee, 215.76 feet in all to the old iron pin,

Thence along the line with CRIIMI Mae Brick Church Inc., South 75 deg. 18 min. 33 sec. West, 118.17 feet to a new iron pin, in the eastern margin of Brick Church Pike,

Thence along the eastern margin of Brick Church Pike, North 13 deg. 21 min. 48 sec. west, 218.27 feet to the beginning, containing 0.607 acres, more or less and described according to survey dated February 6, 1998, by William M. Burns RLS# 1053, 713 Main Street, Greenbrier, TN 37073.

Being the same property conveyed to **2403 Brick Church Pike, LLC**, dated by Warranty Deed form Jai Prabhu, LLC, dated June 19, 2003, of record in Instrument No. 20030717-0100778, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **2403 BRICK CHURCH PIKE, NASHVILLE, TN 37207**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons claiming through and under Grantors, **BUT NOT FURTHER OR OTHERWISE.**

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated and paid as of date of deed.

IN WITNESS WHEREOF, Grantor has executed this instrument by its duly authorized officer, this 3rd day of October, 2022.

2403 BRICK CHURCH PIKE, LLC

By: _____

RAJESHKUMAR VANMALI, Sole Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **RAJESHKUMAR VANMALI**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is the **SOLE MEMBER** of **2403 BRICK CHURCH PIKE, LLC, a Tennessee limited liability company**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 3rd day of October, 2022.

_____

NOTARY PUBLIC

DENISE CARVER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 2-19-2023

****

The actual consideration or value, whichever is greater, for this transfer is **$2,700,000.00**.

_____

AFFIANT

Sworn to and subscribed to before me this 3rd day of October, 2022.

_____

NOTARY PUBLIC

My commission expires: 2-19-2023

DENISE CARVER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY