WARRANTY DEED

Karen Johnson Davidson County
Batch# 990780 DEEDWARR
04/12/2023 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20230412-0026683

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 7.16.2024

(AFFIX SEAL)

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gujarat Cultural Association	Gujarat Cultural Association	
(NAME)	(NAME)	086 00 0 042.00
4418 Lebanon Pike	4418 Lebanon Pike	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Platinum Development International, Inc., A Nevada Corporation**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Gujarat Cultural Association**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the Fourth Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point on the south side of the Old Nashville and Lebanon Road, running thence North 30 degrees East, passing through a fore and aft elm tree North of said road, and passing 4% feet West of the northwest comer of the dwelling house located on the land herein described, in all 1240 feet to a large white oak tree; thence North 69 V. degrees East 796.50 feet to a stake; thence South 1/3 degree West 1003.00 feet to the center of the Old Nashville and Lebanon Road; thence with said road, South 62 'h degrees West 281.50 feet; thence South 64 % West 543 feet to a cedar tree on south side of said road; thence west along the south side of said road, 611 feet to the beginning, containing 25 acres, more or less.

Included in the above described property but specifically excluded herefrom is that 3.10 acre, more or less, tract, being described as Lot 1 on the Sutton Subdivision, as of record in Plat Book 6200, page 405, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Lemuel C. Salyers and wife, Sherry J. Salyers by deed of record in Book 827, page 275, said Register's Office.

Also included in the above described property but specifically excluded herefrom is that 3.13 acre, more or less, tract of land being described as Lot 1, Old Lebanon Dirt Road Subdivision, of record in Plat book 6200, page 852, said Register's Office, and being the same property conveyed to Susie Mai Sutton by quitclaim deed of record in Inst. No. 200103080021954, said Register's Office.

Being the same property conveyed to Platinum Development International, Inc. by Warranty Deed dated 01/23/2006 from Susie Mai Sutton, a widow, of record in Instrument 20060125-0009396, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☒

This is improved ☐ 0 Old Lebanon Dirt Road, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 6th day of April 2023.

Platinum Development International, Inc., A Nevada Corporation

By: _____
Jeff B. Wobbrock, President

State of California
County of SAN DIEGO

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jebb B. Wobbrock with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the President of Platinum Development International, Inc., A Nevada Corporation the within named bargainer, a corporation, and that, Jeff B. Wobbrock as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Jeff B. Wobbrock as such President.

Witness my hand and Official seal this 6th day of April, 2023.

_____
Notary Public:
My Commission Expires: DEC 13 2026

CIARA TIUMALU
COMM. # 2430733
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires: DEC 13, 2026

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

~~$3.00~~ E-RECORDING PAGE FEE
$2.50

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 4-5-23.

Tracey Trumphour
Affiant
Date: 4-5-23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 5 day of April, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY