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NEW OWNER:

KIAAN HOSPITALITY LLC
1205 WEMBLEY DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 22-1529

Map & Parcel: 071 02 0 145.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 998467 DEEDWARRSP
05/02/2023 10 47 08 AM 4 pgs
Fees $22 00 Taxes $0 00
20230502-0032374

SPECIAL WARRANTY DEED OF CORRECTION

WHEREAS, **2403 BRICK CHURCH PIKE, LLC, a Tennessee limited liability company ("Grantor")** has heretofore executed to **KIAN HOSPITALITY, LLC, a Tennessee limited liability company ("Grantee"),** a certain special warranty deed dated October 3, 2023, of record in **Instrument No. 20221012-0111829,** in the Register's Office for DAVIDSON County, Tennessee; and,

WHEREAS, on October 6, 2022, the Grantee changed its name to KIAAN HOSPITALITY LLC, pursuant to Articles of Amendment filed with the office of the Tennessee Secretary of State and,

WHEREAS, as a muniment of title, the parties desire to correct the name of the Grantee pursuant to said Articles of Amendment.

NOW, THEREFORE, for and in consideration of the sum of One Dollar ($1.00), cash in hand paid, and for the purpose of correcting the name of the Grantee, 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 do hereby transfer and convey unto **KIAAN 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.

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.**

KIAAN HOSPITALITY LLC, a Tennessee limited liability company, joins in this conveyance for purposes of consenting to the correction as set forth herein.

IN WITNESS WHEREOF, the undersigned has/have executed or caused this instrument to be executed by its duly authorized representative, this the 27th day of April, 2023.

GRANTOR:

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 27 day of April, 2023.

Melissa Pack
NOTARY PUBLIC

My commission expires: 11-9-24

MELISSA PACK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES NOVEMBER-09-2024

GRANTEE:

KIAAN HOSPITALITY LLC
A Tennessee limited liability company

By: _____
NIKUNJ BRAHMBHATT, Member

By: _____
HIREN DAYARAMANI, 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, **NIKUNJ BRAHMBHATT and HIREN DAYARAMANI**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they are the **Members** of **KIAAN HOSPITALITY LLC, a Tennessee limited liability company**, the within-named bargainor, and as such authorized members, being given the authority to so do, executed the within instrument on behalf of the company by signing their names as such authorized members.

WITNESS my hand and official seal at office, this 27 day of April, 2023.

Melina Pack
NOTARY PUBLIC

My commission expires: 11-9-24

MELISSA PACK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES NOVEMBER-09-2024

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The actual consideration given for this transfer is **$ - 0 - .**

AFFIANT

Sworn to and subscribed to before me this 27th day of April, 2023.

Melina Pack
NOTARY PUBLIC

My commission expires: 11-9-24

MELISSA PACK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES NOVEMBER-09-2024