Karen Johnson Davidson County
Batch# 1011702 DEEDWARR
06/06/2023 10 19 46 AM 5 pgs
Fees $28 00 Taxes $2,775 00
20230606-0042802

This Instrument Prepared By
Tracy L. Childress
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel No.
3539 Dickerson Pike, LLC 9020 Overlook Blvd , Suite 120 Brentwood, TN 37027	3539 Dickerson Pike, LLC 9020 Overlook Blvd., Suite 120 Brentwood, TN 37027	05000007000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Seven Hundred Fifty Thousand and 00/100 Dollars ($750,000 00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 5th day of June, 2023.

Notary Public

My Commission Expires: 9-7-26

LISA A. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

For and in the consideration of the sum of Seven Hundred Fifty Thousand and 00/100 Dollars ($750,000.00), the receipt and sufficiency of which are hereby acknowledged, MITEN PATEL, a married man ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto 3539 DICKERSON PIKE, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property located at 3525 Dickerson Pike, Nashville, Davidson County, Tennessee 37207. Grantor confirms that the property is unimproved and is not the usual place of residence of the grantor or his spouse.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 5th day of June, 2023.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

GRANTOR:

MITEN PATEL

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Miten Patel, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in the aforesaid county and state, this 5th day of June, 2023.

Notary Public

My Commission Expires: 1-4-2027

DAIONNA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027

EXHIBIT A

PROPERTY DESCRIPTION

A tract of land located in Davidson County, Tn., being part of the DeMoville Tract as of record in Book 547, page 26, R.O.D.C., Tn. and is more particularly described according to a survey by R.L. Montoya-Land Surveying, Inc. dated 1-7-02 as follows:

Beginning at an iron rod (old) in the easterly margin of Dickerson Pike marking the northwest corner of the Alfred Leon Gibbs Family Limited Trust Property as of record in Book 11199, page 84, R.O.D.C., Tn. thence with said margin, South 10 degrees 31 minutes 00 seconds East 315.33 feet to a P.K. Nail marking the southwest corner of the William Dorris Property as of record in Book 9421, page 561, R.O.D.C., Tn. and the northwest corner of this described tract and the actual point of beginning for this described tract; thence, leaving said margin, with the northerly line of this described tract, South 87 degrees 40" minutes 59 seconds East 265.19 feet to a Cedar Post (old) marking the northeast corner of this described tract and a common corner of Parcel 67 on Metro Tax Map 50; thence, with the easterly line of this described tract South 09 degrees 34 minutes 35 seconds East 206.88 feet to a Cedar Post (old) marking the southeast corner of this described tract and the southwest corner of Parcel 68 on Metro Tax Map 50 and in the northerly line of Parcel 98 on Metro Tax Map 50; thence, with said northerly line and the southerly line of this described tract North 88 degrees 11 minutes 28 seconds West 261.19 feet to an lion Pipe (old) in the easterly margin of Dickerson Pike; thence, with said margin North 10 degrees 31 minutes 00 seconds West 210.00 feet to the point of beginning, containing 53,636 square feet or 1.23 acres more or less.

Being the same property conveyed to MITEN PATEL by deed from CARL D. KRANTZ, of record in Book as Instrument No. 20161219-0132958, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. Easement Agreement of record in Book 5855, page 390, in the Register's Office for Davidson County, Tennessee.

2. Agreement For Dedication of Easement For Sanitary Sewers and/or Storm Drainage of record in Book 7894, page 257, in said Register's Office.