WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Y-ROG-23-205-2ND

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Music City Gyros, LLC	**New Owner**	
(NAME)	(NAME)	**096-05-0-127 00**
205 ~~450~~ **Donelson Pike**		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 consideration, the receipt of which is hereby acknowledged, **REALTY GIFT FUND, A NEW MEXICO NOT-FOR-PROFIT CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY GYROS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No. 7 and the northerly 2 feet of Lot No 8 of Colonial Village of record in Book 1424, Page 58, Register's Office for Davidson County, Tennessee

Said Lot No 7 and the northerly 2 feet of Lot No 8 adjoin and front together 72 feet on the easterly side of Donelson Pike and runs back 202 90 feet on the northerly line and 209 feet, more or less, on the southerly line to a dead line measuring 72 feet thereon.

INCLUDED in the above description but specifically EXCLUDED from this conveyance is a small strip or parcel of land in the 12th Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 7 and part of the northerly 2 feet of Lot No 8, adjoin and front together 72 feet on the present easterly side of Donelson Pike and runs back North 89 deg 15' East 7 0 feet on the Northerly line and 9 26 feet on the Southerly line to the new relocated Easterly margin of Donelson Pike, the same being parallel to and 40 feet from the new relocated centerline of Donelson Pike, measuring 72 04 feet on a curve on the new relocated Easterly margin of said Pike and containing 585 square feet, more or less

Being the same property conveyed to Radhakanta Mishra and wife, Gita Mishra by Deed from Donald T Goldsberry and wife, Joy C Goldsberry, dated June 11, 1984 and recorded June 15, 1984, of record in Book 6316, page 823, Register's Office for Davidson County, Tennessee

Being a portion of the same property conveyed to Mishra Investments, LLC, a Tennessee limited liability company by Quitclaim deed from Radhakanta Mishra and wife, Gita Mishra (Radhakanta Mishra being one and the same person as R K Mishra) of record in Book 10502, page 155, Register's Office for Davidson County, Tennessee, dated June 23, 1997 and recorded on June 23, 1997

Being the same property conveyed to Mishra Investments, LLC by Quitclaim deed from Radhakanta Mishra and wife, Gita Mishra to Mark Ellmore, Jr, Trustee of record in Book 10539, page 477, Register's Office for Davidson County, Tennessee, dated June 30, 1997 and recorded on July 23, 1997

Being the same property conveyed to Realty Gift Fund, a New Mexico not-for-profit Corporation by Warranty Deed from Mishra Investments, LLC, a Tennessee Limited Liability Company of record in Instrument Number 20230707-0052149, Register's Office for Davidson County, Tennessee dated 6/30, 2023 and recorded 7/7/23, 2023

Karen Johnson Davidson County
Batch# 1023734 **DEEDWARR**
07/07/2023 02 37 47 PM 2 pgs
Fees $13 00 Taxes $1,942 50

20230707-0052156

Warranty Deed

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 58 amended in Instrument No 20021120-0143852, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 1630, Page 349 and amended in Book 1637, Page 259 and Book 2808, Page 231, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **205 Donelson Pike, Nashville, Tennessee 37214**

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), their heirs and 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), their 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 my/our hand(s) this the 14th DAY OF JUNE, 2023

Realty Gift Fund

BY _____
Bruce A Geiss
Chief Operating Officer

STATE OF NEW MEXICO
COUNTY OF SANTA FE

Before me, the undersigned Notary Public, personally appeared BRUCE A GEISS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CHIEF OPERATING OFFICER of REALTY GIFT FUND, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CHIEF OPERATING OFFICER

Witness my hand and official seal, this the 14th of June, 2023

Anita L. Martinez
Notary Public
My Commission Expires 5-24-27
(SEAL)

STATE OF NEW MEXICO
NOTARY PUBLIC
ANITA L. MARTINEZ
Commission # 1098209
My Comm. Exp. May 24, 2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212