Karen Johnson Davidson County
Batch# 1069320 DEEDWARRSP
11/07/2023 12:44:30 PM 7 pgs
Fees: $38.00 Taxes: $37,000.00
20231107-0087086

TO: SHIV SHAKTI MUSIC CITY LLC
4646 Scottsville Rd.
Bowling Green, KY 42104
Attention: Darshan Patel

FROM: Cavalier LT Aggregate LP

This instrument was prepared by:
Akin Gump Strauss Hauer & Feld LLP
2300 N. Field Street, Suite 1800
Dallas, Texas 75201
John Bain, Esq.

Address of New Owner:	Send Tax Bills To:	Map/Parcel Numbers:
SHIV SHAKTI MUSIC CITY LLC 4646 Scottsville Rd. Bowling Green, KY 42104 Attention: Darshan Patel	SHIV SHAKTI MUSIC CITY LLC 4646 Scottsville Rd. Bowling Green, KY 42104 Attention: Darshan Patel	132-15-057.00

SPECIAL WARRANTY DEED

STATE OF TENNESSEE §

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DAVIDSON §

THAT **CAVALIER LT AGGREGATE LP**, a Delaware limited partnership, having an address at 545 East John Carpenter Freeway, Suite 1400, Irving, Texas 75062 (hereinafter referred to as "**Grantor**"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to it in hand paid by **SHIV SHAKTI MUSIC CITY LLC**, a Tennessee limited liability company (hereinafter referred to as "**Grantee**"), whose mailing address is 4646 Scottsville Rd., Bowling Green, KY 42104, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee, all of the real property described on Exhibit A attached hereto and made a part hereof for all purposes (hereinafter

referred to as the "**Land**") and all buildings and improvements located thereon, together with all and singular, Grantor's right, title and interest, if any, in and to adjacent streets, roads, alleys, rights-of-way, strips and gores, easements, rights of ingress and egress, tenements, hereditaments and appurtenances on the Land or in anywise appertaining thereto (the foregoing, together with the Land, being hereinafter collectively referred to as the "**Property**"). This is improved property known as 4311 Sidco Drive, Nashville, Tennessee 37204.

This conveyance is made and accepted subject to the matters set forth on Exhibit B attached hereto and made a part hereof for all purposes, to the extent, and only to the extent, such matters are now in force, valid, and affect title to the Property (but reference to same shall not operate to re-impose same), and further subject to all standby fees, ad valorem taxes and assessments for the current year and subsequent years, the payment of which Grantee assumes (hereinafter referred to as the "**Permitted Exceptions**").

This Special Warranty Deed is being executed and delivered by Grantor pursuant to that certain Agreement of Purchase and Sale dated as of April 27, 2023 (as assigned, amended, modified and/or supplemented from time to time, the "**Purchase Agreement**"), between Grantor, as seller, and DARSHAN PATEL, an individual ("**Original Buyer**"), as buyer, as subsequently assigned by Original Buyer to Grantee. Recourse against Grantor with respect to the representations, warranties and covenants of Grantor hereunder are subject to the provisions and limitations set forth in the Purchase Agreement.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns, forever; and Grantor does hereby bind itself and its legal representatives, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, and subject to the Permitted Exceptions.

This Special Warranty Deed is executed on the date set forth in the acknowledgment below, but is made effective as of November 1, 2023 (the "**Effective Date**").

[Signature pages follow]

IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed to be effective as of the Effective Date.

"GRANTOR"

CAVALIER LT AGGREGATE LP,
a Delaware limited partnership

By: _____
Name: Paul R. Womble
Title: Authorized Signatory

STATE OF TEXAS

COUNTY OF DALLAS

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Paul R. Womble, as an Authorized Signatory of **CAVALIER LT AGGREGATE LP**, a Delaware limited partnership, who is known to me, acknowledged before me, on this day that, being informed of the contents of said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited partnership.

Given under my hand and official seal this 10th day of August, 2023.

_____
Notary Public
My Commission Expires: 2-26-2024

NOTARY PUBLIC • STATE OF TEXAS
Dorothee Collins
My Commission Expires
02/26/2024
ID No. 132377756

[Signature Page to Special Warranty Deed]
Inn #559 – Nashville, TN

STATE OF Texas

COUNTY OF Dallas

I hereby swear and affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

"GRANTEE"

SHIV SHAKTI MUSIC CITY LLC,
a Tennessee limited liability company

By: _____
Name: Pirlay S. Patel
Title: Member

Sworn to and subscribed before me,
this 1st day of Nov in, 2023.

THOMAS J. IRONS
Notary Public, State of Texas
Comm. Expires 05-15-2025
Notary ID 3207781

_____
NOTARY PUBLIC

My Commission Expires: _____

Exhibit A to Deed

DESCRIPTION OF LAND

A tract of land located on the westerly margin of Sidco Drive in the First Civil District (formerly the Sixth Civil District) of Metropolitan Nashville and Davidson County, Tennessee, Said tract of land being Lot No- 3 of South Plaza, as of record in Plat Book 5200, page 289, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the westerly margin of Sidco Drive, said point being South 7 ° 08' east, a distance of 136.68 feet from the southerly terminus of the southerly radius return of the intersection of Sidco Drive and Elysian Fields Road; thence, following the westerly margin of Sidco Drive south 7 ° 08' east, a distance 124 ,94 feet to a point; thence, with a curve to the right having a central angle of 4 ° 09' right, a radius of 1526,42 feet, for a distance of 110.56 feet to a point; thence, south 2 ° 59' east, a distance of 150 feet to a point; thence, leaving the aforementioned road margin and following a line between Lot Nos. 2 and 3 south 86° 32' west, a distance of 308.22 feet to a point in the easterly margin of Interstate Highway 65; thence, following said highway margin north 8° 27' west, a total distance of 287 39 feet, passing through an iron pin at 56.79 feet, to a point; thence, north 12 ° 58' west, a distance of 72.62 feet to a concrete monument at Interstate Highway 65's easterly margins intersection with the southerly margin of Elysian Fields Road; thence, following the southerly margin of Elysian Fields Road North 77 ° 51' east, a distance of 170.06 feet to a point; thence, with a curve to the right having a central angle of 1 ° 04' 18" right, a radius of 2,849.86 feet, for a distance of 53.31 feet to a point; thence, leaving said road margin and following a line between Lots No 3 and 4 south 7 ° 08' east, a distance of 159.79 feet to a point; thence, north 82° 52' east, a distance of 103.00 feet to the point of beginning and containing 104,182 square feet or 2 .39 acres, more or less, according to survey by Barge, Waggoner, Sumner and Cannon, dated September 23, 1980.

INCLUDED in the above description, but SPECIFICALLY EXCLUDED from this legal description is the property conveyed to the State of Tennessee of record in Book 10919, page 939, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor by Quitclaim Deed from CPLG Properties L.L.C., a Delaware limited liability company, of record in Instrument No. 20220411-0041774, Register's Office for Davidson County, Tennessee.

Exhibit B to Deed

PERMITTED EXCEPTIONS

Part A: (i) all oil, gas and other minerals previously reserved or conveyed of record, (ii) zoning laws and regulations and ordinances of municipal and other governmental authorities affecting the Property, (iii) all covenants, conditions, restrictions, easements, riparian rights and rights of way affecting the Property, (iv) any and all matters which would be disclosed by a current and accurate survey of the Property, and (v) all matters of record affecting the Property as of the date hereof.

Part B:

1. State, county and local taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.

2. Terms and conditions of Declaration of Reciprocal Rights and Easements and Restrictive Covenants recorded in Book 5675, Page 699, in the Register's Office for Davidson County, Tennessee, as amended by Amendment to Declaration of Reciprocal Rights and Easements and Restrictive Covenants by Instrument No. 200706050066916, aforesaid Register's Office, as amended by Amendment to Declaration of Reciprocal Rights and Easements and Restrictive Covenants by Instrument No. 200711090132509, aforesaid Register's Office, as affected by Scrivener's Affidavit recorded by Instrument No. 200711150133936, aforesaid Register's Office, as amended by Amendment to Declaration of Reciprocal Rights and Easements and Restrictive Covenants recorded by Instrument No. 200807110071401, aforesaid Register's Office.

3. Terms and conditions of Agreement for Dedication of Easement in favor of Metropolitan Government of Nashville and Davidson County, Tennessee, recorded in Book 5866, Page 7, in the Register's Office for Davidson County, Tennessee.

4. Easement as evidenced in Deed recorded in Book 10919, Page 939, in the Register's Office for Davidson County, Tennessee.

5. Easements, rights of ways, boundary lines, and improvements as set forth on Plat recorded in Book 5200, Page 289, aforesaid records.

Tennessee Certification of Electronic Document

I, Kimberly Hogan, do hereby make oath that I am a licensed attorney and/or the 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 November 1, 2023 (date of document).

Affiant Signature

November 6, 2023
Date

State of Georgia

County of Cobb

Sworn to and subscribed before me this 6th day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: March 22, 2027

NOTARY'S SEAL

KAITLIN M FREDERICK
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES
MARCH 22, 2027