WARRANTY DEED

Karen Johnson Davidson County
Batch# 1071760 **DEEDWARR**
11/14/2023 01:56:45 PM 2 pgs
Fees: $13.00 Taxes: $56,425.00

20231114-0088784

J-FI-23-2410

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,250,001.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Sai Sathya LLC **Sai Ram Opryland LLC**	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**062-00-0-238-00**
2607 McGavock 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, **N.B.H. INCORPORATED, A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAI SATHYA LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A 52.5% INTEREST, AND SAI RAM OPRYLAND LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A 47.5% INTEREST,** 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. 6 on the Plan of Resubdivision Lot Nos. 6 & 1 Fiddlers Corner, Section One of record in Plat Book 9700, Page 761, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to N.B.H. Incorporated by Warranty deed from Fiddler's Inn, Inc. of record in Book 10634, page 866 Register's Office for Davidson County , Tennessee, dated October 3, 1997 and recorded on October 3, 1997.

The remaining portion of said land was conveyed to N.B.H. Incorporated by Quitclaim Deed from Fiddler's Inn, Inc., of record in Instrument No. 20030213-0020034 Register's Office for Davidson County, Tennessee, dated December 27, 2002 and recorded on February 13, 2003

This conveyance is subject to:
- Taxes for the year 2023, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 731, revised by Plat Book 9700, page 761, Register's Office for Davidson County, Tennessee.
- Utility Easement of record in Book 9233, Page 278, in the Register's Office for Davidson County, Tennessee.
- Easement set forth in Deed of record in Book 5118, Page 22, in the Register's Office for Davidson County, Tennessee.
- Leases of record in Book 10634, Page 910 and Book 10634, page 915, 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: **2410 Music Valley Drive, Nashville, Tennessee 37214-1001**.

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 7th DAY OF NOVEMBER, 2023.

N.B.H. Incorporated, a Tennessee corporation

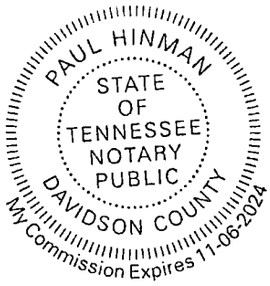
BY: _____
John J. Walker
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOHN J. WALKER, 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 PRESIDENT of N.B.H. INCORPORATED, A TENNESSEE CORPORATION, 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 PRESIDENT.

Witness my hand and official seal, this the 7th of November, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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