Karen Johnson Davidson County
Batch# 1088322 DEEDWARR
01/04/2024 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $9,620.00
20240104-0000846

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,600,001.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-3-2025

(AFFIX SEAL)

KATHERINE VINCENT STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/03/2025 DAVIDSON COUNTY

SG-RI-23-451

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)
HOPS-TN 2 LLC	**Same as New Owner**	
(NAME)	(NAME)	**12006004800**
1030 E 13th St		
(ADDRESS)	(ADDRESS)	
Brooklyn NY 11230		
(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, **AMAIDAS ENTERPRISES, INC, A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOPS-TN 2 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. 2 on the Plan of First Revision Re-Subdivision Lot 2 Sky Harbor Subdivision of record in Plat Book 6200, Page 398, 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 Amaidas Enterprises, Inc. by Warranty deed from Ria Investments, LLC of record in Instrument No. 20070604-0065847 Register's Office for Davidson County, Tennessee, dated May 31, 2007 and recorded on June 4, 2007. Being also known as 451 AEROSPACE WAY Nashville, TN 37217.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 398, Register's Office for Davidson County, Tennessee.
- Lease of record in Book 5385, Page 445, in the Register's Office for Davidson County, Tennessee.
- Easement Evidenced by Final Judgment of record in Book 4037, Page 973, in the Register's Office for Davidson County, Tennessee.
- Subject to easements or rights associated with any railroad adjoining the property, including any right to expand the right-of-way to the full extent of any charter or as set out in T.C.A. 65-6-109 or similar statute.

- Billboard Lease Agreement of record in Instrument Number 20070626-0076229, 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: **451 AEROSPACE WAY, Nashville, Tennessee 37217**.

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 hand this the 3rd DAY OF JANUARY, 2024.

AMAIDAS ENTERPRISES, INC.

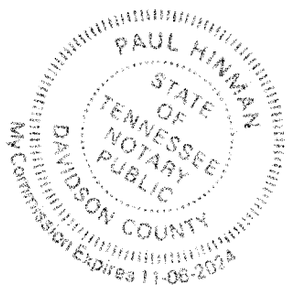
By: Paresh Patel
Its: Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared PARESH PATEL, 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 AUTHORIZED SIGNATORY of AMAIDAS ENTERPRISES, INC, 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 AUTHORIZED SIGNATORY.

Witness my hand and official seal, this the 3rd of January, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



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

I, **Sydney Gleaves**, 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 1/3/2024 (date of document).

Affiant Signature

Date 1/4/2024

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 4th day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

BRITTANY SENSABAUGH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/03/2027
DAVIDSON COUNTY