Karen Johnson Davidson County
Batch# 1102389 DEEDWARRSP
02/20/2024 11:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240220-0011376

Book 9420 Page 383

BK/PG: 9420/383-386
24004274

4 PGS : DEED	
JESSICA PORTMAN 971981 - 24004274	
02/15/2024 - 03:17:51 PM	
MORTGAGE TAX	0.00
TRANSFER TAX	44030.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	44053.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
REGISTER OF DEEDS

Address New Owner:	Map-Parcel Number(s)	Send Tax Bills To:
Sai Baba 9020 GP 9020 Church Street East Brentwood, TN 37027	011B-D-015.00	Same as New Owner
This instrument prepared by: Rudy Title and Escrow, LLC, 608 Shelby Ave., Nashville, TN 37206		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **OM SAI RAM BRENTWOOD, GP, A TENNESSEE GENERAL PARTNERSHIP**, ("Grantor") has bargained and sold, and by these presents does transfer and convey to **SAI BABA 9020 GP, A TENNESSEE GENERAL PARTNERSHIP** ("Grantee") Grantee's successors and assigns, certain land in Williamson County and Davidson County, State of Tennessee, being more particularly described below herein by reference (the "Property"):

Being that piece, parcel or tract of land located in both Davidson and Williamson Counties in the City of Nashville and Brentwood, Tennessee.

Beginning at an iron pin found at the southeastern corner of Lot 3 of the Martha Marr Subdivision at the southwestern corner of Kelso property and running with the northern right-of-way of Church Street East for five calls-to-wit: North 87 degrees 49 minutes 28 seconds West for 138.29 feet to an iron pin found; thence, North 87 degrees 15 minutes 04 seconds West for 138.04 feet to an iron pin found; thence South 08 degrees 40 minutes 14 seconds East for 5.43 feet to a point; thence a curve to the left with a chord bearing of South 74 degrees 49 minutes 35 seconds West for 61.50 feet (R=271.49 feet; L=61.63 feet; Delta=13-00-25) to a point; thence a curve to the right with a chord bearing of North 71 degrees 32 minutes 11 seconds West for 32.23 feet (R=25.00 feet; L=35.02 feet; Delta=80-15-43) to a point on the eastern right-of-way of Summit View Place (a.k.a. Church Court) for three calls-to-wit: North 31 degrees 23 minutes 08 seconds West for 21.28 feet to a point (passing iron pin set at 17.63 feet); thence a curve to the right with a chord bearing of North 15 degrees 22 minutes 08 seconds West for 117.93 feet (R=213.73 feet; L=119.48; Delta=32-01-50) to an iron pin set; thence North 03 degrees 35 minutes 43 seconds East for 201.39 feet to a point; thence leaving Summit View Place and running with property of Brentwood Villa Phase Two and the northern boundary of lots 1, 2 and 3 of Martha Marr Subdivision South 87 degrees 04 minutes 31 seconds East for 414.61 feet to an iron pin set; thence with property of Kelso (D.B. 1010, page 126) South 03 degrees 30 minutes 55 seconds West for 312.92 feet to an iron pin found which is the Point of Beginning, according to survey made by Freeland - Clinkscales & Associates, Inc. RLS No. TN 1640, dated September 29, 1995, revised November 17, 1995.

Property consists of Lots 1, 2 and 3 of the Martha Marr Subdivision less a portion on the western boundary of Lot 1 transferred to the City of Brentwood plus a portion on the southern boundary of Lot 1 transferred to Beasley and Cramer by the City of Brentwood.

Being the same property conveyed to OM SAI BRENTWOOD, GP, a Tennessee general partnership by Warranty deed from ESH/TN Properties, LLC, a Delaware limited liability company of record in Book 9303, page 705, Register's Office for Williamson County, Tennessee, and Instrument No. 20230731-0058767, Register's Office for Davidson County, Tennessee, dated July 6, 2023 and recorded on July 31, 2023.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described below and incorporated herein by reference (the "Permitted Exceptions").

PERMITTED EXCEPTIONS

1) All matters shown on Plat recorded in Book 22, page 105, Register's Office for Williamson County, Tennessee and Book 421, page 33, Register's Office for Davidson County, Tennessee.

2) Easement(s) as set forth in instrument recorded in Book 836, page 104, Register's Office for Williamson County, Tennessee and Book 6931, page 452, Register's Office for Davidson County, Tennessee.

3) Agreement for Dedication of Easement for Public Utilities as of record in Book 1334, page 376, Register's Office for Williamson County, Tennessee.

STATE OF TN

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $11,900,001.00

Affiant

Subscribed and sworn to before me this 15 day of AUG, 2024.

Notary Public
My Commission Expires: _____

This is improved property located at **9020 Church Street East, Brentwood, TN 37027**

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the _____ day of February, 2024.

Om Sai Ram Brentwood, GP

BY: _____
Ishan Patel
Managing Partner

STATE OF TEXAS
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ISHAN PATEL, signing for OM SAI RAM BRENTWOOD, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the MANAGING PARTNER of OM SAI RAM BRENTWOOD, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the _____ of February, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RIPAL PATEL
Notary Public, State of Texas
Comm. Expires 08-25-2026
Notary ID 133930692

I, John 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 February 15, 2024 (date of document).

Affiant Signature

Date: February 15, 2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6-8-27

LEGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM