W-CF-22-1009

This Instrument Prepared By:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:
New Owner

New Owner is:
Krishna Hospitality Partnership
PO Box 3469
Cookeville, TN 38502

Map and Parcel
082-02-0-028.00, 082-02-0-030.00,
082-02-0-031.00, 082-02-0-008.00,
082-02-0-019.00

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Affiant

Karen Johnson Davidson County
Batch# 1102426 DEEDWARR
02/20/2024 12:29:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240220-0011430

Sworn to and subscribed before me this 20 day of Feb, 2024.

Notary Public

My commission expires: 4-12-27

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from **Katherine Little Colson, Trustee of The Colson Real Estate Trust, dated July 22, 2015 aka Colson Family Trust,** has previously been executed and put of record in **Instrument No. 20230131-0007244**, Register's Office of Davidson County, and

WHEREAS, the said Warranty Deed was deficient or contained errors to the Grantee.

NOW, THEREFORE, for and in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged **Katherine Little Colson, Trustee of The Colson Real Estate Trust, dated July 22, 2015 aka Colson Family Trust**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Krishna Hospitality Partnership,** hereinafter referred to as Grantee, his/her/its/their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, Map & Parcel No. 082-02-0-028.00, 082-02-0-030.00, 082-02-0-031.00, 082-02-0-008.00, 082-02-0-019.00, described as follows to-wit:

Tract 1: Land in Davidson County, Tennessee, being Lot No. 21, 22 and 23 on the Map of Division of Land of Mary R. Brown of record in Plat Book 314, Page 541, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2: Land in Davidson County, Tennessee, being Lot No. 20 on the Map of Division of Land of Mary R. Brown of record in Plat Book 314, Page 541, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 3: Land in Davidson County, Tennessee, being Lot No. 19 on the Map of Division of Land of Mary R. Brown of record in Plat Book 314, Page 541, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tracts 4 & 5: A certain lot or parcel of land in Davidson County, Tennessee being Lot Nos. 9, 11-16 on the Plan of the Re-subdivision of the property of the Mary R. Brown heirs, described according to a survey dated March 15, 1995 by Ray G. Cole, Registered Land Surveyor, License No. 924, (Job No. 95-1387) as follows:
Beginning at an iron pin in the westerly margin of Dickerson Pike (said point being South 14 deg. 13' 30" West 50.0 feet from the southeast corner of the intersection of Huff Avenue (abandoned) and Dickerson Pike); thence from said point of beginning, with the westerly margin of Dickerson Pike South 14 deg. 13' 30" West 33.63 feet to an iron pin; thence, South 15 deg. 59' 17" West 16.37 feet to an iron pin; thence leaving Dickerson Pike North 76 deg. 23' 34" West 132.07 feet to an iron pin; thence South 15 deg. 58' 19" West 25.00 feet to an iron pin; thence North 74 deg. 03' 36" West 290.00 feet to an iron pin; thence North 17 deg. 20' 50" East 125.00 feet to an iron pin; thence, South 74 deg. 04' 03" East 287.00 feet to an iron pin; thence South 15 deg. 58' 19" West 50.00 feet to an iron pin; thence, South 76 deg. 23' 34" East 131.05 feet to the point of beginning and containing 42,634 square feet, more or less.

Tract 1:
Being part of the same property conveyed to William Malcolm Colson and Katherine Little Colson, Trustees of the Colson Family Trust, by Deed from William M. Colson and wife, Katherine L. Colson, of record in Instrument No. 20150724-0073051, Register's Office for Davidson County, Tennessee.

Tract 2:
Being part of the same property conveyed to William Malcolm Colson and Katherine Little Colson, Trustees of the Colson Family Trust, by Deed from William M. Colson and wife, Katherine L. Colson, of record in Instrument No. 20150724-0073051, Register's Office for Davidson County, Tennessee.

Tract 3:
Being part of the same property conveyed to William Malcolm Colson and Katherine Little Colson, Trustees of the Colson Family Trust, by Deed from William M. Colson and wife, Katherine L. Colson, of record in Instrument No. 20150724-0073051, Register's Office for Davidson County, Tennessee.

Tracts 4 & 5:
Being the same property conveyed to William Malcolm Colson and Katherine Little Colson, Trustees of the Colson Family Trust, by Deed from William M. Colson and wife, Katherine L. Colson, of record in Instrument No. 20150724-0073046, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees and taxes for subsequent years; all matters appearing on the plan of record in Book 161, Page 75 and Exhibit B of Instrument No. 20131209-0124688, Register's Office for Davidson County, Tennessee; Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20131209-0124688, Register's Office for Davidson County, Tennessee, and Rights of way of California Avenue and alley, all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

The Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered.

The Grantor does further covenant and bind itself and its successors and assigns to warrant and forever defend the title to the said tract or parcel of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this the 8 day of January, 2024.

GRANTOR:
The Colson Real Estate Trust, dated July 22, 2015

BY: Katherine Little Colson
Katherine Little Colson
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE LITTLE COLSON, TRUSTEE of THE COLSON REAL ESTATE TRUST, DATED JULY 22, 2015, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 8 day of January, 2024.

Notary Public
My Commission Expires:
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/06/2027
CHEATHAM COUNTY

GRANTEES:

Krishna Hospitality Partnership

BY: _____

ITS: NANU PATEL
GENERAL PARTNER

STATE OF TN
COUNTY OF Putnam

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nanu Patel, signing for Krishna Hospitality Partnership, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a partner of Krishna Hospitality Partnership, 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, the 16th day of February, 2024.

Shelly Haggard
Notary Public

SHELLY HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

My Commission Expires: 2-28-2026

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney ~~and/or 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 16th day of February, 2024

K. Thomas Sidwell
Date: 2-16-24

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 16th day of February 2024

Notary Public
My Commission Expires: 1-21-26

