Karen Johnson Davidson County
Batch# 1114485 DEEDWARRSP
03/25/2024 09:13:30 AM 5 pgs
Fees: $28.00 Taxes: $5,457.50
20240325-0020350

Return Recorded Document to
P.O. Box 1209
Glasgow, KY 42142-1209

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
RADHE 79, LLC c/o Jayantilal Patel 7109 Smokey Hill Rd. Antioch, TN 37013	Map/Parcel: 094-00-0-2100.00	Same as New Owner
This instrument prepared by: Kailyn Weiss, Attorney at Law 3841 Green Hills Village Drive, Suite 400, Nashville, TN 37215		

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 **SUPREME-OM 1, LLC**, a Delaware limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **RADHE 79, LLC,** a Tennessee limited liability company (the "Grantee"), and Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Lot 2 on the Final Plat of 1510 Lebanon Pike of record in Instrument 20230707-0052041, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to Supreme-OM 1, LLC , by deed of record in Instrument No. 20240206-0008223, Register's Office for Davidson County, Tennessee.

This is improved property known as 1510 Lebanon Pike, Nashville, Tennessee.

This conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters described on EXHIBIT A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, and Grantee's successors and assigns, forever.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 12 day of March, 2024.

SUPREME-OM 1, LLC,
a Delaware limited liability company

By: _____
Mark McDonald, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mark McDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of SUPREME-OM 1, LLC, a Delaware limited liability company, the within named bargainor, and that as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Vice President.

Witness my hand and seal, this 7 day of March 2024.

_____
Notary Public

My Commission expires:
7/9/2029

KAILYN N. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property transferred (whichever is greater) is $1,475,000.00

Grantor

Sworn to and subscribed before me,
this 11 day of March 2024.

NOTARY PUBLIC

My commission expires: 5/29/27



Exhibit A

Permitted Exceptions

1. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

2. General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 094 00 0 043.00, a lien not yet due and payable.

3. If improvements are completed after January I of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

4. Subject to the Right Of Way Deed, recorded in Book 2748 at page 583, in the Register of Deed's office, Davidson County, Tennessee.

5. All matters shown on ALTA/NSPS Land Title Survey dated July 16, 2018 by L. Kevin Morehead, TN Registration No. 2315, File No. 1806C023.

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 March 11, 2024 (date of document).

K Hogan
Affiant Signature

March 15, 2024
Date

State of Georgia

County of Cobb

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

Kaitlin M Frederick
Notary's Signature

MY COMMISSION EXPIRES: March 22, 2027

NOTARY'S SEAL

