Karen Johnson Davidson County
Batch# 1129954 DEEDWARR
05/02/2024 08:43:30 AM 5 pgs
Fees: $28.00 Taxes: $23,680.00
20240502-0032036

Prepared by and Returnable to:
Spencer Fane LLP (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

GENERAL WARRANTY DEED

New Owner(s) & Address	Send Tax Bill To:	Map & Parcel No.:
Radhe Shyam, LLC 3427 Percy Priest Drive Nashville, Tennessee 37214	New Owner	163-00-0-367.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MILAP HOTEL LLC**, a Tennessee limited liability company (the "Grantor") does hereby transfer and convey unto **RADHE SHYAM, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, as more particularly described on Exhibit A (the "Land").

TO HAVE AND TO HOLD said Land together with all the improvements and fixtures thereon and all easements, privileges and appurtenances thereunto belonging (collectively "Property") unto the said Grantee, and Grantee's successors and assigns forever.

GRANTOR COVENANTS that it is lawfully seized and possessed of said Property in fee simple; that Grantor has a good right to sell and convey the Property; and that the Property is free from any lien or encumbrance whatsoever, except for 2024 real estate taxes, which are to be prorated and Grantee agrees to assume.

GRANTOR FURTHER COVENANTS and binds itself and its successors and assigns, to warrant and forever defend the title thereto of said Property to the said Grantee, and Grantee's successors and assigns, against the lawful claims and demands of all persons whomever.

[Signatures on next page]

[Signature page of General Warranty Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26th day of April, 2024.

GRANTOR:

MILAP HOTELS LLC

By: _____
Rajendrabhai B. Bhakta, President

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Rajendrabhai B. Bhakta, 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 President of MILAP Hotels LLC, a Tennessee limited liability company, the within named bargainor, and that he, as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as President.

WITNESS my hand and seal, at office in Nashville, Tennessee this 26th day of April, 2024.

Mary E. Armor
Notary Public

My Commission Expires: 5.9.2026

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

[Consideration Affidavit of General Warranty Deed]

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $6,400,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Anjanee A Patel
Affiant

Sworn to and subscribed before me,
this 26th day of April, 2024.

Brittany Britt
NOTARY PUBLIC

My Commission Expires: May 3, 2027

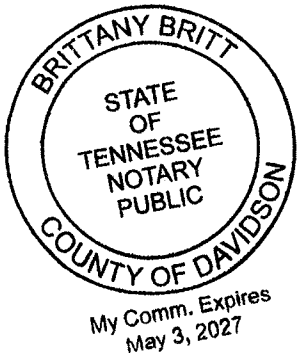


EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 3B on the Plan of Resubdivision of Lot 3, Section One, The Crossings at Hickory Hollow of record in Plat Book 9700, Page 34, 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 the same property conveyed to MILAP Hotels LLC, by deed, of record in Instrument No. 20120430-0036691, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Sam J. McAllester, 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 April 26, 2024 (date of document).

Affiant Signature

4-30-24
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 30th day of April, 2024.

Kimberley J. Raymond
Notary's Signature

My Commission Expires: 5-5-25.

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY