Name and Address of New Owner:
Patel 4 LLC
860 Robinson Road
Old Hickory, TN 37138

Send Tax Bills To:
Patel 4 LLC
860 Robinson Rd.
Old Hickory, TN 37138

Karen Johnson Davidson County
Batch# 1130733 DEEDWARR
05/03/2024 01:26:30 PM 4 pgs
Fees: $23.00 Taxes: $7,400.00
20240503-0032722

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 044-09-0-046

WARRANTY DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Shivansh, LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Patel 4 LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being in the 4th Civil District of said County, being an unnumbered tract marked C. G. Bennett, shown on the Plat of Section III, The Knoll, s of record in Book 2854, Page 110, Register's Office for Davidson County, Tennessee, which said unnumbered tract lies Northeast of Lots 36, 38, 39, and 40 on said plan, described as follows:

Beginning at a concrete monument in the Northwesterly margin of Bennett Drive, at the Southeast corner of Lot No. 36; thence with the margin of said Drive, as follows; Northeasterly around a curve, 14.06 feet to a concrete monument; North 60 degrees 41 minutes East 86.96 feet to a concrete monument; Northeasterly around a slight curve, 103.35 feet to a concrete monument; thence North 48 degrees 13 minutes East 110.39 feet to a concrete monument at the beginning of a curve; thence around said curve, Northerly 39.27 feet to a point in the West margin of Robinson Road; thence with the margin of said road, North 41 degrees 47 minutes East 300 feet, more or less, to a point in the South line of the property of the Nashville Industrial Corporation; thence with said Corporation's South line, North 57 degrees West 334.5 feet, more or less, to a concrete monument at the Northwesterly corner of Lot 40 on said plan; thence with the rear line of Lots 36, 38, 39 and 40, South 40 degrees 04 minutes East 340.3 feet to the point of beginning, containing 2.37 acres, more or less.

Being the same property conveyed to Shivansh, LLC, by Quitclaim Deed dated October 31, 2022 from Siddharth Amin, erroneously spelled Sidharth Amin in previous conveyances, recorded November 4, 2022 in Instrument No. 20221104- 0119215 in the Register's Office.

Being the same property conveyed to Siddharth Amin, erroneously spelled Sidharth Amin in previous conveyances, by Warranty Deed dated October 31, 2022 from Mike Wayne Bennett and Lorrie D. Bennett, husband and wife, recorded November 4, 2022 in Instrument No. 20221104-0119214 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of May, 2024.

_____(SEAL)
Shivansh, LLC
By: Niraj Vanmali (Authorized Agent)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of May, 2024, before me personally appeared **Niraj Vanmali**, Authorized Agent for Shivansh, LLC, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of May, 2024.

_____
Notary Signature
My commission expires:

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
2nd day of May, 2024.

Notary Public
My commission expires: 9/27/26

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Please Record and Return To:
Highland Title, LLC
879 GreenLea Blvd, Ste. 102
Gallatin, TN 37066

Certificate of Authenticity

I, **Brenda Huntsman**, 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 5/2/24.

Date

Brenda Huntsman

Affiant Signature

5/3/24

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 3rd day of May, 2024.

Notary's Signature

My Commission Expires: 7/2/24

Date

Notary's Seal (if on paper)

