THIS INSTRUMENT BY: WILLIAM TIMOTHY HILL 214 2nd AVE. N., STE. 205 NASHVILLE, TENNESSEE 37201 (615) 256-1577	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $2,351,000.00 Affiant Subscribed and sworn to before me, this the 14th day of May, 2024. Sarah K. Hudson Notary Public My Commission Expires: 10/05/2026

SARAH K HUDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES OCTOBER 05, 2026

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Rajesh Aggarwal 757 Armstrong Place Brentwood, TN 37027	Same	Davidson County Map/Parcel: 19-114.00-0-190.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, grantor, **PROFESSIONAL REAL ESTATE DEVELOPERS, LLC**, a Tennessee Limited Liability Company, by these presents does hereby sell and convey unto **RAJESH AGGARWAL, an individual**, his heirs and/or assigns, all right, title and interest to a certain tract or parcel of and in Davidson County, Tennessee, described as follows:

See Attached Exhibit A

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and/or assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, except:

See Attached Exhibit B

Karen Johnson Davidson County
Batch# 1134702 DEEDWARR
05/15/2024 09:01:30 AM 5 pgs
Fees: $28.00 Taxes: $8,698.70
20240515-0035752

and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and/or assigns, against the lawful claims of all persons whosoever, whenever used, the singular number shall include the plural, the plural the singular, and the sue of any gender shall be applicable to all genders.

WITNESS my hand this 13th day of MAY, 2024.

PROFESSIONAL REAL ESTATE DEVELOPERS, LLC

By: _____

Raman G. Dayal, Authorized Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Raman G. Dayal, 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 Authorized Member of Professional Real Estate Developers, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Authorized Member.

Witness my hand, at office, this 13th day of May, 2024.

_____

Notary Public

My Commission Expires:

5-5-25

VICKI M. GLOVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
MAY 05, 2025

EXHIBIT A

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

BEING a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located in the southerly quadrant of the intersection of Old Hickory Boulevard and Tolbert Road and being more particularly described as follows: BEGINNING at a point in the easterly margin of Old Hickory Boulevard at the southwest corner of the Old Hickory Church of Christ; Thence, leaving said margin with said church southerly line S 79 deg. 19' 23" E, 105.72 feet to an iron pin; Thence, N 19 deg. 20' 30" E, 40.03 feet to a point; Thence, S 70 deg. 03' 11" E, 49.75 feet to a point; Thence, N 19 deg. 17' 09" E, 55.00 feet to an iron pin in the westerly margin of Tolbert Road; Thence, with said margin and a curve concave to the south having a central angle of 69 deg. 42' 25", a radius of 75.44 feet and a chord of S 35 deg. 10' 19" E, 86.23 feet for an arc length of 91.79 feet to a point; Thence, with said margin, S 00 deg. 10' 46" E, 132.07 feet to an iron pin; Thence, with a curve concave to the east having a central angle of 36 deg. 36' 56", a radius of 446.20 feet and a chord of S 18 deg. 26' 33" E, 280.32 feet for an arc length of 285.15 feet to an iron pin;

Thence, with said margin, S 36 deg. 40' 52" E, 159.82 feet to an iron pin; Thence, leaving said margin, with the northerly line of Robert Tolbert, Jr., of record in Deed Book 4438, page 64, R.O.D.C., S 87 deg. 26' 11" W, 418.48 feet to a point in the easterly margin of Old Hickory Boulevard; Thence, with said margin of Old Hickory Boulevard; Thence, with said margin the following calls: N 01 deg. 19' 00" W, 52.95 feet to a point; N 02 deg. 13' 35" W, 71.29 feet to a point; N 87 deg. 46' 25" E, 3.00 feet to a point; N 02 deg. 13' 35" W, 10.00 feet to a point; S 87 deg. 46' 25" W, 3.00 feet to a point; N 02 deg. 13' 35" W, 392.25 feet to a point; N 22 deg. 17' 05" E, 38.72 feet to the point of beginning, containing 159,271 square feet or 3.66 acres, more or less.

Being the same property conveyed to Professional Real Estate Development, Inc. by deed from Edward P. DeZevallos, Trustee of record in Book 10887, page 75, and further conveyed to Professional Real Estate Developers, LLC, a Tennessee limited liability corporation by Quitclaim Deed from Professional Real Estate Development, Inc. of record in Book 11059, page 820, said Register's Office.

Being the same property conveyed to Professional Real Estate Developers, LLC, a Tennessee Limited Liability Company, its successors and assigns by Deed dated May 15, 2001 from Professional Real Estate Developers, Inc., a Tennessee Corporation, recorded June 1, 2001, in Instrument Number 200106010057266, in the Official Records of Davidson County, Tennessee

EXHIBIT B

1. Warranty Deed recorded on 10/31/1989 in Book 7971, Page 546 (Easement) in the Register's Office for Davidson County, Tennessee; such Warranty Deed is rerecorded for the original deed recorded on 04/15/1998 in Book 10887, Page 75 in the Register's Office for Davidson County, Tennessee.

2. Agreement for Dedication of Easement for Water Line recorded on 04/17/1990 in Book 8089, Page 728 in the Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Water Line recorded on 02/20/1987 in Book 7142, Page 500 in the Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers recorded on 05/08/1991 in Book 8348, Page 133 in the Register's Office for Davidson County, Tennessee.

5. Davidson County taxes for the year 2024, a lien but not yet due or payable.

6. All matters of record and governmental zoning and building restrictions.

TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, 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 05/13/2024. (Date of Document)

Affiant Signature

Date: 05/14/2024

State of Tennessee)

County of Rutherford)

Sworn and Subscribed to me this 14th day of May, 2024

Sarah K. Hudson

Notary Public

My Commission Expires: 10/05/2026

