Address of New Owner:
Mahi Hotels LLC
2514 Elm Hill Pike
Nashville, TN 37214

Record & Return to and
This Instrument Prepared By:
BLAKE GARNER, Attorney
303 W Main Street
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 1163553 DEEDQC
07/30/2024 07:55:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240730-0057241

PREPARED FROM INFORMATION PROVIDED BY THE PARTIES – A TITLE SEARCH WAS NOT PERFORMED

Send Tax Statements To:
Mahi Hotels LLC
2514 Elm Hill Pike
Nashville, TN 37214

From Information Furnished By
The Parties

Map & Parcel: 095-16-0-001.00

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **NAYAN PATEL and SITAL PATEL, Husband and Wife** has/have this day bargained and sold and hereby conveys and quitclaims unto **MAHI HOTELS LLC, a Tennessee Limited Liability Company** its successors and assigns, forever, all of their right, title and interest in and to that certain parcel of real estate located in Rutherford County, State of Tennessee, and being described as follows, to-wit:

See attached Exhibit "A"

This is improved property located at 2514 Elm Hill Pike Nashville, TN 37214

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 24 day of June, 2024

Nayan Patel

Nayan Patel

Sital Patel

Sital Patel

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Nayan Patel and Sital Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 24 day of June, 2024

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Annemarie Cain

NOTARY PUBLIC
My Commission Expires: 12-22-2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none.

Lori Shelton

AFFIANT

SWORN to and subscribed before me this 24 day of June, 2024

Annemarie Cain

NOTARY PUBLIC

My Commission Expires: 12-22-2025

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Exhibit "A"

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

TRACT 1:

ACCORDING TO A SURVEY BY HAROLD F. MORRIS OF SOUTHERN LAND SURVEYING CO., INC. DATED APRIL 14, 1969, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE SOUTHEASTERLY CORNER OF THE SUBJECT TRACT, AND RUNNING NORTH 67°29' 57" WEST, 263.75 FEET TO AN IRON PIN; THENCE NORTH 7°41' 43" EAST, 224.75 FEET TO AN IRON PIN; THENCE SOUTH 82° 31' 49" EAST, 290.41 FEET ALONG THE SOUTHERN EDGE OF A RIGHT OF WAY TO AN IRON PIN; THENCE SOUTH 14° 32' 11" WEST 295.16 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.63 ACRES MORE OR LESS.

TRACT 2:

BEING A PART OF LOT NO. 3 ON THE MAP OF ALVIN GILLEM LANDS, AS OF RECORD IN PLAT BOOK 1, PAGE 141, CHANCERY COURT, AND BEING PART OF TRACT 1 OF THE DIVISION OF PART OF SAID TRACT FOR ROY JORDON, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE APRIL 23, 1959, BY WM. COLLIER PARRISH, ASSOCIATES, AS FOLLOWS:

BEGINNING AT AN IRON STAKE IN THE WEST MARGIN OF ELM HILL ROAD, 994.2 FEET MORE OR LESS WEST OF THE CENTERLINE OF EMERY DRIVE; THENCE WITH THE MARGIN OF ELM HILL ROAD, NORTH 87°49' WEST 60.4 FEET; NORTH 85° 40' WEST 78 FEET; NORTH 74° 35' WEST 97 FEET TO A POST IN A FENCE LINE; WHICH SAID POST IS TO BE REPLACED BY AN IRON PIN; SAID POINT BEING IN THE EAST LINE OF A TRACT CONVEYED TO W. G. DEWCES, AS OF RECORD IN BOOK 1030, PAGE 35, SAID REGISTER'S OFFICE; THENCE WITH DEWCES' EAST LINE, NORTH 7° 30' EAST 313.3 FEET TO AN IRON STAKE; THENCE SOUTH 69° 37 EAST 264 FEET TO AN IRON STAKE; THENCE SOUTH 12° 35' WEST 260.2 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, IS PROPERTY CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BY DEED OF RECORD IN BOOK 4915, PAGE 168, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Nayan Patel and Sital Patel, husband and wife by Special Warranty Deed from Charles David Little of record in Instrument No. 201907310075696 Register's Office for Davidson County, Tennessee, dated July 30, 2019 and recorded on July 31, 2019.

Certificate of Authenticity

I, Aimee Cain, 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 June 24, 2024.

Date

Aimee Cain

Affiant Signature

July 29, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29 day of July, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 3-18-2028
RUTHERFORD COUNTY