Karen Johnson
Batch # 1166286
08/05/2024 09:19:19 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240805-0059217

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF Wilson)
The actual consideration is $0.00.

ADDRESS OF NEW OWNER:
Nanu Patel *et. al.*
P.O. Box 3469

Cookeville, TN 38502

SEND TAX BILLS TO:
Owner

AFFIANT

TRACY BLACKBURN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me
this 17 day of July 2024.

NOTARY PUBLIC
Commission Expires: 1-12-25

Map/Parcel 071-02-0-185.00

QUITCLAIM DEED

In consideration of $1.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **SHRI GANESHA PARTNERSHIP, a Tennessee general partnership (successor in interest by merger with SHRI GANESHA HOSPITALITY, LLC, a Tennessee limited liability company) ("Grantor")** hereby conveys all of its right title and interest to the hereinafter described property to **Nanu Patel, a 32% undivided interest, Chirag Patel, a 25% undivided interest, Balubhai Patel, a 23% undivided interest and Nisha Patel, a 20% undivided interest all as tenants in common ("Grantee")**, their heirs, successors and assigns. Said property conveyed herein is located in Davidson County, Tennessee and further described as follows:

SEE EXHIBIT A

Being the same property conveyed to Shri Ganesha Hospitality, LLC, a Tennessee limited liability company by deed from MC INNS, Incorporated, a Tennessee corporation of record at Instrument No. 20071106-0130839 Register's Office for Davidson County, Tennessee. Shri Ganesha Hospitality LLC having merged with Shri Ganesha Partnership, a Tennessee general partnership on June 1, 2010 pursuant to a certificate of merger of record at Instrument No. 20101220-0101225 Register's Office for Davidson County, Tennessee wherein Shri Ganesha Partnership was the surviving entity.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Witness our hand this 17 day of July, 2024.

Shri Ganesha Partnership
a Tennessee general partnership

By: _____
Nanu Patel
Its: Managing

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Nanu Patel, with whom I am personally acquainted (or who proved himself on the basis of satisfactory evidence), and who further proved himself to be the managing partner of Shri Ganesa Partnership, a Tennessee general partnership and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 17 day of July, 2024.

_____
Notary Public

My Commission Expires: 1-12-25

TRACY BLACKBURN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING LOT 2 ON THE RESUBDIVISION OF LOTS I AND 2, SECOND PLAN OF BROOKLYN AS OF RECORD TN PLAT BOOK 7900, PAGE 109, R.O.D,C, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN ON THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE AT THE SOUTHWESTERLY CORNER OF ELSIE PARRISH AS OF RECORD IN DEED BOOK 4358, PAGE 939, R.O.D.C, TENNESSEE, SAID IRON PIN BEING APPROXIMATELY 1233 FEET NORTH OF THE CENTER LINE OF WEST TRINITY LANE AS MEASURED ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE; THENCE,

1. WITH THE SOUTH LINE OF ELSIE PARRISH, N 76° 19' 21" E, 146.70 FEET TO AN EXISTING IRON PIN; THENCE,
2. WITH THE EASTERLY LINE OF ELSIE PARRISH, B.P.C. ENTERPRISES, INC. AND PART OF AKIN PROPERTY, N 1 ° 44' II" W, 221.05 FEET TO AN EXISTING IRON PIN IN THE SOUTHERLY LINE OF KATHERINE AKIN MOSS AND THOMAS FOWLER AKIN AS OF RECORD IN BOOK 5027, PAGE 234, R.O.D.C, TENNESSEE; THENCE,
3. WITH THE SOUTH LINE OF AKIN, S 86° 57' 49" E, 472.31 FEET TO AN IRON PIN ON THE WESTERLY RIGHTOF-WAY LINE OF INTERSTATE 65; THENCE,
4. WITH THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 65, S 5° 56' 40" W, 296.50 FEET TO AN IRON PIN AT THE COMMON CORNER OF LOTS 1 AND 2 OF THE ABOVE NOTED RESUBDIVISION OF LOTS 1 AND 2, SECOND PLAN OF BROOKLYN; THENCE,
5. WITH THE COMMON LINE BETWEEN LOTS 1 AND 2, N 84° 03' 20" W, 44.6 FEET TO AN IRON PIN;. THENCE,.
6. S 5° 56' 40" W, 29.46 FEET TO AN IRON PIN SET; THENCE,
7. S 76° 57' 12" W, 316.89 FEET TO AN EXISTING CONCRETE MONUMENT IN THE EASTERLY LINE OF BRICK CHURCH INVESTMENTS, INC.; THENCE,
8. WITH THE EASTERLY LINE OF BRICK CHURCH INVESTMENTS, INC., N II° 18' 50" W, 103.08 FEET TO AN EXISTING IRON PIN; THENCE,
9. WITH THE NORTH LINE OF BRICK CHURCH INVESTMENTS, INC., S 76° 35' 47" W, 143.10 FEET TO AN IRON PIN ON THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE; THENCE,
10. WITH THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE, N 13° 35' 04" W, 100.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 163,938 SQUARE FEET OR 3.764 acres, MORE OR LESS.

INCLUDED IN THE ABOVE BUT SPECIFICALLY EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE DEED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 10319, PAGE 830, SAID REGISTER'S OFFICE.

Being the same property conveyed to Shri Ganesha Hospitality, LLC, by Warranty Deed, from MC Inns, Incorporated, dated October 31, 2007, of record in Instrument No. 20071106-0130839, Register's Office for Davidson County, Tennessee. Shri Ganesha Partnership is Successor by Merger, instrument of record as 20101220-0101225, Davidson County Register of Deeds.