Karen Johnson Davidson County
Batch# 1202410 DEEDWARRSP
11/06/2024 01:42:30 PM 6 pgs
Fees: $33.00 Taxes: $16,650.00
20241106-0086385

Special Warranty Deed

	The actual consideration or value, whichever is greater, for this transfer is $4,500,000.00. Affiant Subscribed and sworn to before me, this the 29th day of October, 2024. Notary Public My commission expires: 9-8-2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sai Shradha Investment LLC	New Owner(s)	10801007900
837 Harrisburg Lane		
Mt. Juliet, TN 37122		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **LODGING ENTERPRISES, LLC,** A DELAWARE LIMITED LIABILITY COMPANY, ("**GRANTOR**"), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **SAI SHRADHA INVESTMENT LLC,** A TENNESSEE LIMITED LIABILITY COMPANY, ("**GRANTEE**"):

A certain tract or parcel of land in **Davidson County**, State of Tennessee, more particularly described on **EXHIBIT "A"** attached hereto and by this reference made a part hereof, together with any and all plants, trees, shrubbery, improvements and fixtures located on or attached thereto, and all rights, easements, licenses and benefits appurtenant thereto (the "**Property**"), subject only to those matters set forth on **EXHIBIT "B"** attached hereto and by this reference incorporated herein and made a part hereof, in addition to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable (cumulatively, the "**Permitted Exceptions**").

The address of the Property is believed to be 720 Royal Parkway, Nashville, TN 37214, but such address is not part of the legal description of the Property and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, its successors and assigns, FOREVER, in FEE SIMPLE.

AND GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it and the same is unencumbered; and GRANTOR will warrant and forever defend the title to the Property to the said GRANTEE(S), its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under GRANTOR, but not further or otherwise, subject, however, to the Permitted Exceptions.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND EFFECTIVE AS OF THE 29th day of October, 2024.

GRANTOR:
LODGING ENTERPRISES, LLC,
a Delaware limited liability company

By: Brett Sundstrom
Name: Brett Sundstrom
Title: President

STATE OF KANSAS
COUNTY OF SEDGWICK

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brett Sundstrom, President, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of Lodging Enterprises, LLC, a Delaware limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 28th day of October, 2024.

Sherry Beach
Notary Public

My Commission Expires: Sept 23, 2027

STATE OF KANSAS NOTARY PUBLIC
SHERRY BEACH
My Appointment Expires
September 23, 2027

EXHIBIT "A"

Property Description

Land in Davidson County, Tennessee, being Lot No. 12 on the Final Plat of Metro Airport Center, Section 4, Phase 7 of record in Plat Book 6900, Page 473, 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 Lodging Properties LLC, a Delaware limited liability company by Warranty Deed from Mokhsa Hotels, LLC, of record in Instrument No. 20161202-0126498, Register's Office for Davidson County, Tennessee, dated December 1, 2016 and recorded on December 2, 2016.

This property is also known as 720 Royal Parkway, Nashville, TN 37214.

EXHIBIT "B"

Permitted Exceptions

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to July 30, 2024 but prior to the effective date of this Special Warranty Deed.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Taxes or special assessments which are not shown as existing liens by the public records.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title to the Property that would be disclosed by an accurate and complete land survey of the Property.

Taxes assessed by correction or supplemental assessment for improvements completed after January 1 of any year where the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires a supplemental assessment for the year in which improvements were completed.

Taxes for the year 2024, a lien due and payable, but not yet delinquent.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 473, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 4339, Page 881, in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6477, Page 870, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Declaration of Restrictions of record in Book 6973, Page 359, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 29. 2024.

Affiant Signature

5th day of November, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

