Karen Johnson Davidson County
Batch# 1202892 DEEDWARR
11/08/2024 08:51:30 AM 4 pgs
Fees: $23.00 Taxes: $3,866.50
20241108-0087161

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,045,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November, 2024.

Notary Public

MY COMMISSION EXPIRES: May 3, 2027

(AFFIX SEAL)

CHRISTINE BAGNASCO NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires May 3, 2027

This area for recording stamp

MST 2024-1623

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laxmi Hotels, LLC	same address as new owner	071-14-2J-011.00-CO
(NAME) 1564 Stillwater Court	(NAME)	
(ADDRESS) Bowling Green, KY 42101-9134	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Riverside Development Holdings, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laxmi Hotels, LLC, a Kentucky limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Units 11, as established by Declaration of Covenants, Conditions and Restrictions for 1200 Brick Church Pike, a Townhouse Planned Unit Development of record as Instrument No. 20210304-0028435 and Instrument No. 20240409-0025250 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Riverside Development Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Path Properties, LLC of record in Instrument No. 20220728-0086282 Register's Office for Davidson County, Tennessee, dated July 26, 2022 and recorded on July 28, 2022.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and paid at transfer for 2024 with Grantee assuming future payment when taxes become due and payable.

This property, known as 1146 Brick Church Pike #11, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 1st DAY OF Nov, 2024.

Riverside Development Holdings, LLC, a Tennessee limited liability company

BY: (

Ryan Talbert, Sole Member

[✓] By means of physical presence
or
[ ] online notarization

STATE OF Florida
COUNTY OF Pinellas

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Ryan Talbert, with whom I am personally acquainted (or proved to me based on satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of Riverside Development Holdings, LLC, the within named bargainor, a Tennessee LLC, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC himself as Sole Member of said LLC.

Witness my hand and official seal, this the 14 day of Nov, 2024

Type of identification produced: FN DL

Notary Public My Commission Expires: 8/26/2027

MARCELA CARLOS
Notary Public - State of Florida
Commission # HH 392524
My Comm. Expires Aug 26, 2027
Bonded through National Notary Assn.

CERTIFICATE OF AUTHENTICITY

I, Jack F. Stringham II, 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 Nov. 1, 2024 (date of document).

Affiant Signature

Nov 4, 2024
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 4th day of Nov., 2024

Notary's Signature

My Commission Expires: May 3, 2027

CHRISTINE BAGNASCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
May 3, 2027

CERTIFICATE OF AUTHENTICITY

I, Jack F. Stringham II, 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 November 1, 2024 (date of document).

Affiant Signature

Nov 2, 2024
Date

STATE OF TENNESSEE

COUNTY OF Davidson

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

Notary's Signature

My Commission Expires: May 3, 2027

CHRISTINE BAGNASCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2027