Karen Johnson Davidson County
Batch# 1268342 DEEDWARRSP
05/02/2025 02:43:30 PM 5 pgs
Fees: $28.00 Taxes: $14,707.50
20250502-0034263

Special Warranty Deed

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
6229 Robertson Avenue Nashville, TN 37209	Map 90-2 Parcel 264.00	Same as New Owner
This instrument prepared by and when recorded return to: Adams and Reese LLP 1600 West End Ave, Suite 1400, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 30th day of April, 2025 by and between **MEHTA ENTERPRISES, LLC**, a Tennessee limited liability company ("***Grantor***") and **SARVASHAV, INC.**, a Tennessee corporation ("***Grantee***").

WITNESSETH

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee, its successors and assigns, all of its interest in and to that certain real property in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "***Property***").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances identified on Exhibit B which is attached hereto and incorporated herein by this reference (the "***Permitted Encumbrances***").

This is improved property located at 6229 Robertson Ave, Nashville, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,975,000.00.

Affiant

Subscribed and sworn to before me this 30th day of April, 2025.

Notary Public
My Commission Expires: 1-11-2026

FRED RUSSELL HARWELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-11-2026

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

WITNESS the execution of this instrument by Grantor as of the day and year first above written.

MEHTA ENTERPRISES, LLC,
a Tennessee limited liability company

By: _____
Amal Mehta, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, Amal Mehta, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of **MEHTA ENTERPRISES, LLC**, a Tennessee limited liability company, the Grantor, and is authorized by the Grantor or by its constituent, the constituent being authorized by the Grantor, to execute this instrument on behalf of the Grantor.

Witness my hand, at office, this 30th day of April, 2025.



_____
Notary Public
My Commission Expires: 1-11-2026

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the westerly half of Lot No. 1, as shown on the map entitled Map of Subdivision of Lot No. 21 in the Subdivision of B.F. Cockrill Farm, of record in Book 332, page 58, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the northwest corner of said Lot No. 1 in the center of Robertson and Walnut Avenues; thence easterly, with the center of Robertson Avenue, 350 feet; thence southerly parallel with Walnut Avenue 350 feet to the line between Lots Nos 1 and 2: thence westwardly with said line 350 feet to the center of Walnut Avenue; thence northerly with the center of said avenue 350 feet to the beginning.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM, are those portions thereof described in the deeds of record in Book 3573, page 6, and in Book 5197, page 405, corrected as Instrument No. 20170106-0001747, said Register's Office.

Being the same property conveyed to AMAL G. MEHTA AND WIFE, RITA A. MEHTA, by deed from LINDA HEFLIN JOHNSTON AND LARRY ROGER FOSTER, TRUSTEES OF THE HENRY ROGERS FOSTER TRUST, of record as Instrument No. 20010718-0076053, dated July 16, 2001, said Register's Office.

AMAL G. MEHTA AND WIFE, RITA A. MEHTA, conveyed said property to HERSHEL MEHTA, by Quitclaim Deed of record as Instrument No. 20161012-0107907, dated October 5, 2016, said Register's Office. For further reference, see Scrivener's Affidavit of record as Instrument No. 20241126-0092651, said Register's Office. NOTE: This affidavit was improperly executed and does not effectively correct the deed referenced.

HERSHEL A. MEHTA, AN INDIVIDUAL, conveyed said property to MEHTA ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed of record as Instrument No. 20241127-0092832, dated October 7, 2024, said Register's Office.

EXHIBIT B
PERMITTED ENCUMBRANCES

1. Real property taxes for 2025, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Book 332, page 58, Davidson County Register's Office.

Certificate of Authenticity

I, Melissa Goelz, 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 April 30, 2025.

Date

Affiant Signature

May 2, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of May, 2025.

Notary's Signature

My Commission Expires: 07-18-2028

Date

Notary's Seal (if on paper)

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2028
COUNTY OF ROBERTSON