Karen Johnson Davidson County
Batch# 1268342 DEEDQC
05/02/2025 02:43:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250502-0034264

THIS INSTRUMENT PREPARED BY:
Eric G. Evans, Esq.
Adams and Reese LLP
1600 West End Avenue, Suite 1400
Nashville, Tennessee 37203

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**TAX PARCEL ID:**
SARVASHAV, INC. 6229 Robertson Avenue Nashville, Tennessee 37209	Same	Map 90-2 Parcel 264.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MEHTA ENTERPRISES, LLC**, a Tennessee limited liability company (the "Grantor"), does hereby quitclaim unto **SARVASHAV, INC.**, a Tennessee corporation (the "Grantee"), and Grantee's heirs and assigns, all of Grantor's right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[*signatures appear on the next page*]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the 30th day of April, 2025.

GRANTOR:

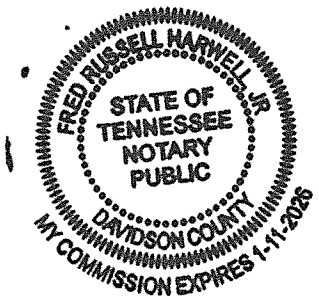
MEHTA ENTERPRISES, LLC,
a Tennessee limited liability company

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

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

EXHIBIT "A"

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lot 1 of the Map of Subdition of Lot No. 21 in Subdivision of The B.F. Cockrill Farm, as of record in Plat Book 332, Page 58, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing pk nail at the intersection of the southerly right-of-way line of Robertson Avenue, and the easterly right-of-way line of Croley Drive;

Thence leaving the easterly right-of-way line of Croley Drive, with the southerly right-of-way line of Robertson Avenue, South 81 deg 26 min 38 sec East, 156.34 feet to a pk nail set at a corner common with the property of Richland South, LLC, as of record in Instrument Number: 20170106-0001748, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Robertson Avenue, with the westerly property line of Richland South, LLC, South 17 deg 47 min 41 sec West, 91.02 feet to a pk nail set;

Thence South 08 deg 53 min 32 sec West, 74.15 feet to an existing iron pipe, at a corner common with the property of Richland South, LLC, as of record in Instrument Number: 20170103-0000252, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of Richland South, LLC, North 81 deg 16 min 33 sec West, 140.33 feet to an existing iron pipe, in the easterly right-of-way line of Croley Drive;

Thence with the easterly right-of-way line of Croley Drive, North 08 deg 13 min 05 sec East, 163.59 feet to the POINT OF BEGINNING. Containing 23,775 square feet or 0.546 acres more or less.

Being the same property conveyed to Mehta Enterprises, LLC, as of record in Instrument Number: 20241127-0092832, at the Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Melissa Goetz, 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