Karen Johnson Davidson County
Batch# 1269037 DEEDWARR
05/05/2025 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $6,475.00
20250505-0034968

State of Tennessee
County of Sumner

The actual consideration or value, whichever is greater, for this transfer is $1,750,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of May, 2025.

Notary Public:
My Commission Expires: 9/27/24

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Artha Real Estate, LLC 608 Goodman Drive Gallatin TN 37066	New Owner _____ _____	118-04-0-216.00 & 210.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Strive Investment, Inc., a Tennessee corporation**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Artha Real Estate, LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

TRACT I – 2251 Winford Avenue:

Land in Davidson County, Tennessee, being Lot Nos. 120 & 121 on the Plan of Grandview Heights, as shown on plat of record in Book 161, pages 14 & 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

TRACT II – 802 Longview Avenue:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Grandview Heights, as shown on plat of record in Book 161, pages 14 & 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

INCLUDED in the above description, but EXCLUDED therefrom is that portion having been conveyed to the State of Tennessee by Warranty Deed recorded in Book 4402, Page 788, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point in the westerly margin of an alley said point being 165 feet, more or less, westerly from the west margin of Winford Avenue and 129.1 feet north of the north mar¬gin of Longview Avenue; thence north 55 degrees 04 minutes west 57 feet to a dead line in the easterly boundary of Woodlawn Memorial Park; thence with said boundary northwardly 72 feet to the intersection of said boundary and the westerly margin of said alley; thence south 21 degrees 03 minutes east 107.6 feet to the point of beginning and containing 1735 square feet.

TRACT III – Closed Alley:

All of that portion of Unbuilt Alley #1837 between Longview Avenue and Interstate 440, west of Winford Avenue, as shown on the Plan of Grandview Heights of record in Book 161, pages 14 & 15, Register's Office for Davidson County, Tennessee, lying between the direct extensions westerly of the land described as Tract I and easterly of the land described as Tract 2 herein, all of which is more particularly described by lines, words and figures included in Metro Ordinance No. BL2002-1078 filed in the Clerk's Office of the Metropolitan Government of Nashville and Davidson County.

BEING the same property conveyed to Strive Investment, Inc., a Tennessee corporation, by Special Warranty Deed from Snydwood, GP, a Tennessee general partnership and William F. Ruff, dated 10/12/2023 and recorded 10/13/2023 in Instrument No. 20231013-0080337 in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all existing easements and all matters shown on plat of record in Plat Book 161, Pages 14 & 15, in the Register's Office of Davidson County, Tennessee.

Subject to Metro Ordinance No. BL2002-1078, filed in the Clerk's Office of the Metropolitan Government of Nashville and Davidson County.

Subject to Conveyance to the State of Tennessee recorded in Book 4402, Page 788, in the Register's Office of Davidson County, Tennessee.

This is (__X__) improved (____) unimproved property, known as: 2251 Winford Ave & 802 Longview Ave, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 the 2nd day of May, 2025.

Strive Investment, Inc.

BY: _____
Hasmukh Patel, President & Board Member

BY: _____
Manish Patel, Board Member

BY: _____
Piyushkumar Patel, Board Member

State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Hasmukh Patel,with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the President and a Board Member of Strive Investment, Inc., a Tennessee corporation, and that as such President and Board Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal, this 2nd day of May, 2025.

Commission Expires: 8/19/25

_____
Notary Public:

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Manish Patel and Piyushkumar Patel, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be Board Members of Strive Investment, Inc., a Tennessee corporation, and that as such Board Members being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal, this 2nd day of May, 2025.

Commission Expires: 8/19/25

_____
Notary Public:

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, **Brenda Huntsman**, 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 5/2/25.

Date

Brenda Huntsman

Affiant Signature

5/5/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5th day of May, 2025.

Notary's Signature

My Commission Expires: 6/20/28

Date

Notary's Seal (if on paper)

