Karen Johnson Davidson County
Batch# 1278346 DEEDWARRSP
05/28/2025 09:43:30 AM 5 pgs
Fees: $28.00 Taxes: $45,510.00
20250528-0041689

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
ELITE EIGHT LLC and DONELSON INVESTOR LLC 900 S Willow Ave, Ste #3469 Cookeville TN 38501	108-01-0-062	900 S Willow Ave, Ste #3469 Cookeville TN 38501
This instrument prepared by: Todd C. Brockmann, Esq., Brockmann Law, 9729 Harrisburg Road, Indian Land, SC 29707		

FOR AND IN CONSIDERATION of the sum of TWELVE MILLION THREE HUNDRED THOUSAND AND NO/100 DOLLARS ($12,300,000.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, TARA OF NASHVILLE, LLC, a Tennessee limited liability company, Grantor, have this day bargained and sold, and do hereby transfer and convey unto ELITE EIGHT LLC and DONELSON INVESTOR LLC, each a Tennessee limited liability company, as tenants-in-common, collectively the Grantee, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in Nashville, Davidson County, Tennessee, being Lot 1, Final Plat of the Resubdivision of Lot One, Donelson Pike Commercial Subdivision of record in Book 7900, Page 817, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tara of Nashville, LLC, a Tennessee limited liability company, from Shastri & Associates, LLC, a South Carolina limited liability company, by Quit Claim Deed dated December 19, 2003, and recorded on December 19, 2003, of record in Instrument No. 20031219-0181332, Register's Office for Davidson County, Tennessee.

This is improved property known as 583 Donelson Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging to the Grantee forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter on Exhibit A attached hereto and made a part hereof.

Grantor further covenants and binds itself to warrant and forever defend the title to said real estate to said Grantees against the lawful claims of all persons claiming by, through, or under Grantor, but no others.

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

IN WITNESS WHEREOF, this instrument has been executed by the Grantor this 15 day of May, 2025.

TARA OF NASHVILLE, LLC,
a Tennessee limited liability company

By: _____
Yogendrakumar Patel, Manager

STATE OF South Carolina)

COUNTY OF Lancaster)

I, Linda Suzanne Wilson, a Notary Public of the County and State aforesaid, certify that YOGENDRAKUMAR PATEL, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day and acknowledged that he is the Manager of TARA OF NASHVILLE, LLC, a Tennessee limited liability company and being authorized to do so, voluntarily executed the foregoing for the purposes stated therein.

Sworn and subscribed to me this 14 day of May, 2025.

_____
Notary Public

LINDA SUZANNE WILSON
Notary Public
State of South Carolina
My Commission Expires October 11, 2034

My commission expires: October 11, 2034

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $12,300,000.00.

Affiant

Subscribed and sworn to before me,
this 23 day of May, 2025.

Notary Public

My commission expires: 8/10/27

Donald R. Bartlett, Jr.
Notary Public
State of Tennessee
Williamson County

Exhibit A

1. Ad Valorem real property taxes for the year 2025 and subsequent years.
2. Easements, restrictions and right of ways of record.
3. Any matters that would be shown by a complete survey and inspection of the land.

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 23 day of May, 2025.

K. Thomas Sidwell
Date: 05/23/2025

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 23 day of May, 2025.

Notary Public
My Commission Expires: 1-21-26

