Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
State of Tennessee 312 Rosa L. Parks Avenue Tennessee Tower, 22nd Floor Nashville, Tennessee 37243-0299	Tax Map and Parcel 160-00-0-232.00 160-00-0-233.00 160-00-0-234.00	TAX EXEMPT
Davidson County Instrument prepared by and return to: Grissim Title and Escrow, LLC 1222 17th Avenue South, Nashville, Tennessee 37212		

Karen Johnson
Batch # 1337149
10/22/2025 10 41 33 AM
Fees $32 00 Taxes $0 00
DEEDWARR
6 pgs

20251022-0084098

WARRANTY DEED

TRANSACTION NUMBER 24-08-003

FOR AND IN CONSIDERATION of the sum of **THREE MILLION SIXTY THOUSAND AND NO/100 DOLLARS ($3,060,000.00)** cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **MANTRA HOTEL, LLC, a Tennessee limited liability company** ("Grantor") has bargained and sold, and by these presents does hereby transfer and convey to **STATE OF TENNESSEE** ("Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantors' interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

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 covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth on Exhibit B, attached hereto and incorporated herein by reference.

A copy of a survey of the Property has been attached hereto and incorporated herein by reference as Exhibit C.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

Grantor is advised that Grantee utilized acquisition funds under the State Lands Acquisition Fund, therefore no rollback taxes shall be assessed pursuant to T.C.A. § 67-04-409(j)(5).

This is improved property located at 800 Old Hickory Blvd, 5609 and 5605 Franklin Pike, Brentwood, Davidson County, Tennessee 33027, containing 6.29 acres more or less.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $3,060,000.00. State of Tennessee is tax exempt.

Affiant

Subscribed and sworn to before me this 17th day of October 2025.

Notary Public

My Commission expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

Witness, this 17th day of October 2025.

MANTRA HOTEL, LLC, a Tennessee limited liability company

By: Nishith Jobalia, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 17th day of October 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Nishith Jobalia with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath is acknowledged to be the Authorized Member of Mantra Hotel, LLC, a Tennessee limited liability company, and that as such he being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the company, by the said Nishith Jobalia as such Authorized Member of the Mantra Hotel, LLC, a Tennessee limited liability company

Witness my hand and official seal on this the 17th day of October 2025

Notary Public

Commission Expires. _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

Exhibit A

THE TAX PARCEL IDENTIFICATION NUMBERS SHOWN HEREIN ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES, WITHOUT WARRANTY AS TO ACCURACY OR COMPLETENESS, AND ARE NOT HEREBY INSURED. Land in Davidson County, Tennessee, being Lot Nos. 1, 2, and 3 on the Plan of Final Plat, AAMP, LLC, Lots 1, 2, 3, and 4, as shown on plat of record in Plat Instrument No. 20151218-0127247, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

The aforesaid property is also shown on the survey prepared for the State of Tennessee by Christopher M. Vick TN R.L.S #2164 of Vick Surveying, LLC, 2772 Hidden Cove Road, Cookeville, TN 38506, dated November 27, 2024, and revised on June 3, 2025, File No. 17-248c3, Transaction No. 24-08-003, as follows:

Lot #1 (Map 160 Parcel 232.00)

Beginning at a 5/8" rebar (found) being noted as CRN #1 and having State Plane Coordinates of Northing 621268.16 Easting 1735769 06 furthermore being the southeastern corner of this described parcel located in the northern right-of-way of Old Hickory Boulevard (St. Hwy. 254) as well as being located S 34 Degrees 23 Minutes 21 Seconds W 1.11 feet from a power pole and furthermore being located S 12 Degrees 22 Minutes 47 Seconds W 513.54 feet from a GPS Base Point having State Plane Coordinates of Northing 621769.76 Easting 1735879.16; thence going with the said right-of-way S 83 Degrees 35 Minutes 28 Seconds W 60.77 feet to a ½" pipe (set); thence along a curve having an arc length of 205.79 feet, with a radius of 86469.81 feet, and a chord of S 84 Degrees 29 Minutes 38 Seconds W 205.79 feet to a ½" rebar (found) being noted as CRN #2 and having State Plane Coordinates of Northing 621241.63 Easting 1735503.84; thence leaving Old Hickory Boulevard (St. Hwy. 254) and going with the right-of-way of Roser Avenue (an undeveloped road) N 06 Degrees 17 Minutes 31 Seconds E 321.05 feet to a 5/8" rebar (found); thence continuing with the same N 08 Degrees 01 Minutes 08 Seconds E 53.54 feet to a ½" rebar (found); thence N 07 Degrees 09 Minutes 53 Seconds E 15 73 feet to a PK Nail (set) being noted as CRN #3 and having State Plane Coordinates of Northing 621629.37 Easting 1735548.46; thence leaving Roser Avenue and going with Lot #2 on the Final Plat for AAMP, LLC S 79 Degrees 09 Minutes 08 Seconds E 296.40 feet to a ½" pipe (set) being noted as CRN #11 and having State Plane Coordinates of Northing 621573.59 Easting 1735839.56; thence leaving Lot #2 and going with the Common Area for Brentley Lofts S 17 Degrees 02 Minutes 48 Seconds W 50.08 feet to a ½" rebar (found) being noted as CRN #12 and having State Plane Coordinates of Northing 621525.71 Easting 1735824.88; thence leaving Brentley Lofts and going with the Tri-Star Energy LLC property N 76 Degrees 56 Minutes 00 Seconds W 25.53 feet to a ½" pipe (set) being noted as CRN #13 and having State Plane Coordinates of Northing 621531.48 Easting 1735800.01; thence continuing with the same S 06 Degrees 42 Minutes 09 Seconds W 265.13 feet to the point of beginning being 2 15 acres as surveyed by Christopher M. Vick R.L.S #2164 on 27 November 2024.

Lot #2 (Map 160 Parcel 233.00)

Beginning at a ½" pipe (set) being noted as CRN #9 and having State Plane Coordinates of Northing 621590.46 Easting 1735978.04 and being the northeastern corner of this described parcel located in the western right-of-way of Franklin Pike (U.S. 31) as well as being located S 61 Degrees 56 Minutes 02 Seconds E 74.94 feet from a power pole and furthermore being located S 28 Degrees 52 Minutes 28 Seconds E 204.76 feet from a GPS Base Point having State Plane Coordinates of Northing 621769.76 Easting 1735879.16; thence going with the said right-of-way along a curve having an arc length of 50.14 feet, with a radius of 1485 46 feet, and a chord of S 17 Degrees 17 Minutes 16 Seconds W 50.14 feet to a PK Nail (set) being noted as CRN #10 and having State Plane Coordinates of Northing 621542.59 Easting 1735963.14; thence leaving Franklin Pike and going with the Common Area for Brentley Lofts N 75 Degrees 55 Minutes 05 Seconds W 127.41 feet to a ½" pipe (set) being noted as CRN #11 and having State Plane Coordinates of Northing 621573.59 Easting 1735839.56; thence leaving Brentley Lofts and going with Lot #2 on the Final Plat for AAMP, LLC N 79 Degrees 09 Minutes 08 Seconds W 296.40 feet to a PK Nail

(set) being noted as CRN #3 and having State Plane Coordinates of Northing 621629.37 Easting 1735548.46; thence leaving Lot #2 and going with the right-of-way of Roser Avenue (an undeveloped road) N 07 Degrees 47 Minutes 50 Seconds E 124.18 feet to a ½" rebar (found); thence continuing with the same N 07 Degrees 52 Minutes 51 Seconds E 377.26 feet to an iron pin (found) being noted as CRN #4 and having State Plane Coordinates of Northing 622126.10 Easting 1735617.03; thence leaving Roser Avenue and going with Lot #4 S 69 Degrees 25 Minutes 16 Seconds E 103.50 feet to a 5/8" rebar (found) being noted as CRN #17 and having State Plane Coordinates of Northing 622089.72 Easting 1735713.93, thence leaving Lot #4 and going with Lot #3 S 37 Degrees 20 Minutes 35 Seconds W 194.88 feet to a ½" pipe (set) being noted as CRN #16 and having State Plane Coordinates of Northing 621934.78 Easting 1735595.71; thence continuing with the same S 07 Degrees 52 Minutes 31 Seconds W 113.84 feet to a ½" pipe (set) being noted as CRN #15 and having State Plane Coordinates of Northing 621822.02 Easting 1735580.11; thence S 84 Degrees 45 Minutes 56 Seconds E 201.37 feet to a ½" pipe (set); thence N 75 Degrees 18 Minutes 42 Seconds E 101.68 feet to a ½" rebar (found); thence S 48 Degrees 39 Minutes 57 Seconds E 37.57 feet to a ½" pipe (set) being noted as CRN #14 and having State Plane Coordinates of Northing 621804.61 Easting 1735907.21; thence along a curve having an arc length of 236.67 feet, with a radius of 221.40 feet, and a chord of S 18 Degrees 18 Minutes 01 Seconds E 225.56 feet to the point of beginning being 2.13 acres as surveyed by Christopher M. Vick R.L.S #2164 on 27 November 2024.

Lot #3 (Map 160 Parcel 234.00)

Beginning at a ½" pipe (set) being noted as CRN #9 and having State Plane Coordinates of Northing 621590.46 Easting 1735978.04 and being the southeastern corner of this described parcel located in the western right-of-way of Franklin Pike (U.S. 31) as well as being located S 61 Degrees 56 Minutes 02 Seconds E 74.94 feet from a power pole and furthermore being located S 28 Degrees 52 Minutes 28 Seconds E 204.76 feet from a GPS Base Point having State Plane Coordinates of Northing 621769.76 Easting 1735879.16; thence leaving Franklin Pike and going with Lot #2 on the Final Plat for AAMP, LLC along a curve having an arc length of 236.67 feet, with a radius of 221.40 feet, and a chord of N 18 Degrees 18 Minutes 01 Seconds W 225.56 feet to a ½" pipe (set) being noted as CRN #14 and having State Plane Coordinates of Northing 621804.61 Easting 1735907.21; thence continuing with the same N 48 Degrees 39 Minutes 57 Seconds W 37.57 feet to a ½" rebar (found); thence S 75 Degrees 18 Minutes 42 Seconds W 101 68 feet to a ½" pipe (set); thence N 84 Degrees 45 Minutes 56 Seconds W 201.37 feet to a ½" pipe (set) being noted as CRN #15 and having State Plane Coordinates of Northing 621822.02 Easting 1735580.11; thence N 07 Degrees 52 Minutes 31 Seconds E 113 84 feet to a ½" pipe (set) being noted as CRN #16 and having State Plane Coordinates of Northing 621934.78 Easting 1735595.71; thence N 37 Degrees 20 Minutes 35 Seconds E 194.88 feet to a 5/8" rebar (found) being noted as CRN #5 and having State Plane Coordinates of Northing 622089.72 Easting 1735713.93; thence leaving Lot #2 and going with Lot #4 S 69 Degrees 28 Minutes 06 Seconds E 177.56 feet to an iron pin (found) being noted as CRN #6 and having State Plane Coordinates of Northing 622027.44 Easting 1735880.20; thence continuing with the same S 26 Degrees 16 Minutes 04 Seconds E 203.19 feet to a 5/8" rebar (found); thence S 06 Degrees 26 Minutes 57 Seconds W 125.23 feet to a 5/8" rebar (found) being noted as CRN #7 and having State Plane Coordinates of Northing 621720.80 Easting 1735956.06; thence S 27 Degrees 09 Minutes 59 Seconds E 88.02 feet to a ½" pipe (set) being noted as CRN #8 and having State Plane Coordinates of Northing 621642.49 Easting 1735996.25, thence leaving Lot #4 and going with the right-of-way of Franklin Pike (U.S. 31) along a curve having an arc length of 55.13 feet, with a radius of 1484.69 feet, and a chord of S 19 Degrees 17 Minutes 30 Seconds W 55.12 feet to the point of beginning being 2.01 acres as surveyed by Christopher M. Vick R.L.S #2164 on 27 November 2024.Being part of the same property conveyed to Mantra Hotel, LLC, a Tennessee limited liability company by General Warranty Deed from Mark A. Marshall of record in Instrument No. 2018100-0097112 Register's Office for Davidson County, Tennessee, dated September 28, 2018 and recorded on October 1, 2018.

Being the same property conveyed to Mantra Hotel, LLC, a Tennessee limited liability company by deed from Mark A. Marshall of record in Instrument No. 20181001-0097112, dated September 28, 2018 and recorded on October 1, 2018, Register's Office for Davidson County, Tennessee.

Exhibit B
Transaction Number 24-08-003
Permitted Encumbrances

1. Taxes for the year 2025 and subsequent years which is an encumbrance on subject property, however, the State of Tennessee is tax exempt.
2. Subject to all matters shown on the Plan of record in Instrument Number 20151218-0127247, in the Register's Office for Davidson County, Tennessee.
3. All easement rights granted to the State of Tennessee in Orders of record in Book 8212, Page 342, Book 8212, Page 338 and Book 8209, Page 397, in the Register's Office for Davidson County, Tennessee.
4. Right of Way Easements in favor of Nashville Electric Service of record in Instrument No. 20080618-0062717 and Instrument No.
5. Easement Agreement by and between Mantra Hotel, LLC, a Tennessee limited liability company and PMT Properties, LLC, a Tennessee limited liability company of record in Instrument Number 20181001-0097117, in the Register's Office for Davidson County, Tennessee.
6. Easement Agreement by and between Palmer Development Concepts, LLC, a Tennessee limited liability company and Mantra Hotel, LLC, a Tennessee limited liability company of record in Instrument Number 20181001-0097118, in the Register's Office for Davidson County, Tennessee.
7. Easement Agreement by and between Mantra Hotel, LLC, a Tennessee limited liability company and Palmer Development Concepts, LLC, a Tennessee limited liability company of record in Instrument Number 20181001-0097119, in the Register's Office for Davidson County, Tennessee.
8. Sewerage Easement Agreement by and between Mantra Hotel, LLC, a Tennessee limited liability company and Palmer Development Concepts, LLC, a Tennessee limited liability company of record in Instrument Number 20181001-0097120, in the Register's Office for Davidson County, Tennessee.

EXHIBIT C
TRANSACTION NUMBER 24-08-003

