WARRANTY DEED

LB-PATEL-25-622

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,200,001.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/16/26 (AFFIX SEAL)

LAUREN LARGENT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Atlas 2006 LLC **Atlas 1999 LLC**	**Same as New Owner(s)**	
(NAME) **622 Rivergate Pkwy**	(NAME)	**02613004300**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HARI DHAWAR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ATLAS 2006 LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND ATLAS 1999 LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Beginning at an iron pin set in the Northerly margin, 25 feet from the center line of Wade Circle, a corner to Ruby Mae M. Genung (Deed Book 2032, Page 521), and being the most Southeast corner of this tract; thence, with the margin of said Wade Circle, S 67 degrees 04' 47" W, a distance of 351.90 feet to an iron pin found in the Easterly margin of Rivergate Parkway and Interstate Highway 65; thence, N 16 degrees 04' 52" W, a distance of 201.49 feet to an iron post in the margin of said Highway; thence, N 4 degrees 53' 14"W, a distance of 209.99 feet to a concrete highway monument in the margin of said highway; thence, N 67 degrees 16' 16" E, a distance of 103.82 feet to a nail found in asphalt drive; thence, N 21 degrees 53' 59" W, a distance of 104.08 feet to an iron pin found in the margin of Wade Circle; thence, with a non-tangent curve, concave to the South, having a radius of 450.00 feet a central angle of 23 degrees 29' 48", an arc length of 184.54 feet, and a chord of N 78 degrees 39' 54" E, 183.25 feet to an iron pin found in the margin of said Wade Circle, a corner to Robert G. Huffine (Instrument No. 20001222-125649); thence, leaving said Wade Circle, S 7 degrees 54' 49" E, a distance of 234.00 feet to an iron pin set, a corner to said Huffine; thence N 72 degrees 19' 46" E, a distance of 69.80 feet to an iron pin set, a corner to said Huffine, and a corner to said Ruby Mae M. Genung; thence, S 15 degrees 19' 51" E, a distance of 236.31 feet to the point of beginning.

Being the same property conveyed to Hari Dhawar, LLC, a Tennessee limited liability company, by Special Warranty Deed from LaSalle National Bank, as Trustee for the registered holders of Goldman Sachs Mortgage Company, Commercial Mortgage Pass-Through Certificates, Series 1998-C1, in care of GMAC Commercial Mortgage, of record in Instrument No. 20021119-0143314, in the Register's Office for Davidson County, Tennessee, dated October 28, 2002, and recorded on November 19, 2002

This conveyance is subject to:
- Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
- A Deed of trust by Hari Dhawar, LLC in favor of David Higgs, as trustee, to secure Administrator of the U.S. Small Business Administration, recorded April 20, 2022 in Instrument No. 20220420-0045737.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 37, 50, 51, 3, 4, 5, 6 & 36, REVISED PLAN, TERRA-VIEW SUBDIVISION, as recorded in Plat Book 4660, Page 15.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Plat Book 4300, Page 113.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Plat Book 1424, Page 4.
- Agreement for Dedication of Easement for Sanitary Sewers recorded in Book 5396, Page 604.
- Lack of direct access to Interstate Highway 65, a controlled access highway.
- Rights or claims of tenants under unrecorded leases.

Karen Johnson Davidson County
Batch # 1381960 DEEDWARR
02/17/2026 03:37:11 PM 2 pgs
Fees: $13.00 Taxes: $22,940.00

20260217-0012602

- No coverage is provided as to the amount of acreage or square footage of the land.
- Copies of the supporting documents have been hyperlinked for your convenience: SP-Search Package
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **622 Rivergate Parkway, Goodlettsville, Tennessee 37072**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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 13 DAY OF FEBRUARY, 2026.

Hari Dhawar, LLC

BY:_____
Mahesh Kisan
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAHESH KISAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of HARI DHAWAR, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of February, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212