WARRANTY DEED

LB-PATEL-25-611-645-647

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/16/25

(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 1999 LLC	**Same as New Owner(s)**	
(NAME) **622 Rivergate Pkwy**	(NAME)	**026-10-0-013.00** **026-14-0-004.00** **026-14-0-003.00**
(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 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:

PROPERTY 1:
Land in Davidson County, Tennessee, being all of Lot No. 49 on the Terra View (Revised) Subdivision of record in Plat Book 1424, Page 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hari Dhawar, LLC by Warranty Deed from Charles E. Walker of record in Instrument No. 20110705-0051133 Register's Office for Davidson County, Tennessee, dated July 01, 2011 and recorded on July 05, 2011.

PROPERTY 2:
Land in Davidson County, Tennessee, being all of Lot No. 39 on the Terra View (Revised) Subdivision of record in Plat Book 1424, Page 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hari Dhawar LLC by Warranty Deed from Deuce Properties, LLC of record in Instrument No. 20070622-0074868 Register's Office for Davidson County, Tennessee, dated June 21, 2007 and recorded on June 22, 2007.

PROPERTY 3:
Land in Davidson County, Tennessee, being all of Lot No. 38 and the Eastern part of Lot No. 37 on the Terra View (Revised) Subdivision of record in Plat Book 1424, Page 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hari Dhawar LLC by Warranty Deed from Dan A. Bloodworth and David R. Helmers of record in Instrument No. 20070622-0074867 Register's Office for Davidson County, Tennessee, dated June 21, 2007 and recorded on June 22, 2007.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 4, Register's Office for Davidson County, Tennessee. And Waiver of set-back lines of record in Book 1515, Page 214 for Lot Nos. 23-25, inclusive, and Lot Nos. 27-28, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers of record in Book 5396, Page 607, in the Register's Office for Davidson County, Tennessee. (as to Property 1 only)
- Any and all existing easements and restrictions as shown of record not stated herein

Karen Johnson Davidson County
Batch # 1381974 DEEDWARR
02/17/2026 03:47:18 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20260217-0012623

This is **improved** property known as: **611, 645, and 647 Wade Circle, 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 15 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)



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