SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,001.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/16/29

(AFFIX SEAL)

LAUREN LARGENT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

LB-SAI-26-426

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)
Grand Horizon Hospitality LLC	**Same as New Owner**	
(NAME)	(NAME)	**106-01-0-065.00**
1308 Avery Park Lane		
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(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, **SAI RAM 70 LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **GRAND HORIZON HOSPITALITY LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee being Lot Nos. 9 and 10 on the Plat of Maggie E. Minton's Subdivision, of record in Plat Book 161, Page 81, in the Register's Office for Davidson County, Tennessee.

Said lots adjoin and front together 100 feet, more or less, on the Northerly side of Murfreesboro Road, as now widened and located and runs back between lines 211.7 feet on the West line of Lots No. 10 and 216.11 feet on the East line of Lot No. 9 to an alley in the rear measuring 88.6 feet, more or less thereon.

Being the same property conveyed to Sai Ram 70 LLC, a Tennessee Limited Liability Company by Special Warranty Deed from Lee Motel, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190822-0084307, Register's Office for Davidson County, Tennessee, dated August 20, 2019 and recorded on August 22, 2019.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- A Tennessee Deed of Trust, Assignment of Leases and Rents and Security Agreement by Sai Ram 70 LLC, trustor, to Rudy Title and Escrow, LLC, of Nashville, Tennessee, trustee, for the benefit of Harshakant Kisan and Bhavna Kisan, beneficiary, to secure a note in the original amount of $600,000.00 secured thereby, dated August 20, 2019, and recorded on August 22, 2019, of record in Instrument No. 20190822-0084308, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 161, Page 81, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **426 Murfreesboro Pike, Nashville, Tennessee 37210**.

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, its successors and assigns forever; and we do covenant with the said GRANTEE 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 claiming the same from, through or under it, but not further or otherwise. 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.

Karen Johnson Davidson County
Batch # 1408756 DEEDWARRSP
04/20/2026 02:08:26 PM 2 pgs
Fees: $13.00 Taxes: $4,070.00
20260420-0032357

Witness our hands this the 7TH DAY OF APRIL, 2026.

By: Kaushikbhai B. Patel
Its: Authorized Signatory

By: Tejash Patel
Its: Authorized Signatory

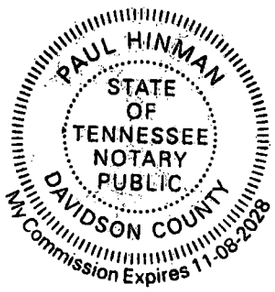
By: Pushpaben Patel
Its: Authorized Signatory

STATE OF
COUNTY OF

Before me, the undersigned Notary Public, personally appeared Kaushikbhai B. Patel, Tejash Patel, and Pushpaben Patel with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence, and purported to execute the forgoing instrument in their capacities as Authorized Signatory of Sai Ram 70 LLC, the within named bargainor, a limited liability company, and who upon oath executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7 day of April, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



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