WARRANTY DEED

Karen Johnson Davidson County
Batch# 1420848 DEEDWARR
05/14/2026 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $6,290.00
20260514-0043568

STATE OF TENNESSEE
COUNTY OF DEKALB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00.

M K Patel

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2026.

Notary Public

MY COMMISSION EXPIRES: 12-2-26

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC HILTON CONGER

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
RP & KRP Property, LLC .	Same	Parcel ID: 149-00-0-352.00-000
(NAME)	(NAME)	
3800 OLD Murfreesboro Rd West		
(ADDRESS)	(ADDRESS)	
Lebanon TN 37090		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Shaukatali, Inc., a Tennessee Corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **RP & KRP Property, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Plan of Hamilton Crossings Business Park, as shown on plat of record in Plat Book 8250, page 697, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Shaukatali, Inc., a Tennessee corporation, By Special Warranty Deed from KAPA Venture, LLC, a Tennessee limited liability company dated October 29, 2020 recorded October 30, 2020, of record in Instrument No. 20201030-0127113 Register's Office for Davidson County, Tennessee.

Order number - 2026-01-662

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 2819 Murfreesboro Pike, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 13th day of May, 2026

Shaukatali, Inc, a Tennessee Corporation

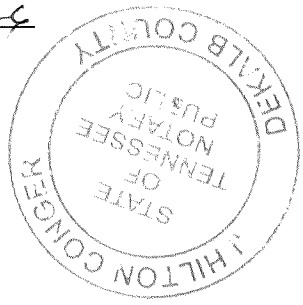
By: _____
Mohammad Taki Momin, Incorporator

STATE OF TENNESSEE
COUNTY OF DEKALB

Before me, J. Hilton Congea of the state and county mentioned, personally appeared Mohammad Taki Momin, Incorporator of Shaukatali, Inc, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Incorporator of Shaukatali, Inc, the within named bargainor, a Corporation, and that such Mohammad Taki Momin, Incorporator of Shaukatali, Inc as such Incorporator, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Incorporator.

Witness my hand and seal this 13th day of May, 2026.

_____
Notary Signature
My commission expires: 12-1-26



Order number - 2026-01-662

Certificate of Authenticity

I, Tara Crook, do hereby make oath that I am a licensed attorney and/or the 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 May 13, 2026.

Tara Crook
Affiant Signature

May 14, 2026
Date

State of Tennessee
County of DeKalb

Sworn to and subscribed before me this 14th day of May, 2026.

Julianna C. Dassaway
Notary's Signature

My Commission Expires: 10-26-27

JULIANNA C. DASSAWAY
NOTARY PUBLIC
STATE OF TENNESSEE
DeKALB COUNTY