WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

LB-MCM-26-2514

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,001.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-2-29

Karen Johnson Davidson County
Batch # 1476742 DEEDWARR
09/23/2026 03:00:29 PM 2 pgs
Fees: $13.00 Taxes: $3,330.00
20260923-0088379

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:	
Datta Ventures LLC	**Same as New Owner**	
(NAME)	(NAME)	**11905019500**
2514 Nolensville Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **JAYANTILAL D. PATEL, A MARRIED MAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DATTA VENTURES 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:

Land in Davidson County, Tennessee, being Lots Nos. 48 and 49 on the Map of the ReSubdivision of parts of Blocks 27, 26 and other blocks in the Cumberland Nurseries, as of record in Book 161, Page 139, Register's Office for said County.

Said Lots Nos. 48 and 49 fronts together 104.9 feet on the Easterly side of Nolensville Pike and run back 270 feet to the Northerly line and 222.5 feet on the Southerly line to an alley, measuring 93.7 feet thereon.

Included but Excluded from this conveyance is the property conveyed to State of Tennessee, by deed from R. Howell, Sr., and wife, of record in Book 2021 Page 409 said Register's Office, described as follows:

A strip of land extending from Survey Station 532/71 at the boundary line of the lands of Seabury 101 feet long, and bounded on the sides as follows: On the North by the lands of Easbury, on the South by the lands of Saindon, on the West by the present highway, on the East by a line East of parallel to and 40 feet from the center line of said proposed highway as staked out, containing 30 square feet, more or less.

Being the same property conveyed to Jayantilal D. Patel by Quitclaim Deed from Kevin J. Patel, of record in Instrument No. 20171113-0116265, in the Register's Office for Davidson County, Tennessee, dated August 19, 2017, and recorded on November 13, 2017.

Said property is not the primary residence of the Grantor.

This conveyance is subject to:
- Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Plat Book 161, Page 139.
- Rights or claims of tenants under unrecorded leases.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2514 Nolensville Pike, Nashville, Tennessee 37211**.

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 22nd DAY OF SEPTEMBER, 2026.

Jayantilal D. Patel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAYANTILAL D. PATEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of September, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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