



Shelby County Tennessee

Willie F. Brooks, Jr.

Shelby County Register

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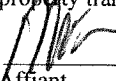
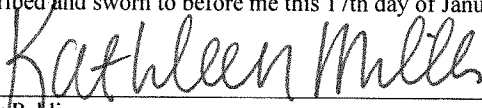
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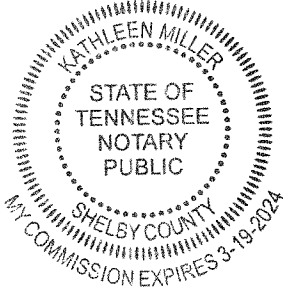
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|----------------|----------|
| VALUE | 60000.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 222.00 |
| RECORDING FEE | 15.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 1.00 |
| EFILE FEE | 2.00 |
| TOTAL AMOUNT | 242.00 |

WILLIE F. BROOKS JR

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

**CORPORATE FORM
WARRANTY DEED**

| | |
|---|---|
| <p>Property address: 0 Billy Maher Road Bartlett, TN 38134</p> <p>Owner's name and address: Tortoise Ventures LLC 7630 Hohman Ave Munster, IN 46321</p> <p>Mail tax bills to: Tortoise Ventures LLC 7630 Hohman Ave Munster, IN 46321</p> | <p>I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$60,000.00, which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.</p> <p> _____ Affiant</p> <p>Subscribed and sworn to before me this 17th day of January, 2024.</p> <p> _____ Notary Public</p> <p>My Commission Expires: <u>3/19/24</u></p> |
| <p align="center">This instrument prepared by/<u>Return to:</u> Titan Title Company, LLC 7500 Capital Drive Germantown, TN 38138 File No.: 11503224</p> | |



THIS INDENTURE, made and entered into this 17th day of January, 2024, by and between

Pingala Group, LLC, A Tennessee Limited Liability Company, party of the first part and

Tortoise Ventures LLC, An Indiana Limited Liability Company, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Bartlett, County of Shelby, State of Tennessee.

Beginning at a point in the east line of Billy Maher Road (50-foot R/W), said point being 678.45 feet south of the tangent intersection with the south line of St. Elmo Road (106-foot R/W), as measured along said east line; thence S 89°34'11" E a distance of 418.22 feet to an iron pin (found), said point being a western corner of the Westridge Subdivision (Plat Book 139, Page 47); thence S 04°26'06" W, and with said Westridge Subdivision property line, a distance of 299.95 feet to an iron pin (found); thence N 89°27'43" W, and with said Westridge Subdivision property line, a distance of 85.06 feet to an iron pin (found); thence S 04°25'47" W, and with said Westridge Subdivision property line, a distance of 302.21 feet to a point in the north line of the Bolding property (DL- 9086); thence N 89°33'58" W, and with said north line, a distance of 381.80 feet to a point in the east line of said Billy Maher Road; thence along a non-tangent curve to the right having a radius of 575.00 feet an arc length of 180.02 feet (chord: N 08°00'45" E - 179.29 feet) to a point; thence N 16°58'06" E, and with said east line, a distance of 81.24 feet to a point of curvature; thence along a curve to the left having a radius of 750.00 feet an arc length of 157.19 feet (chord: N 10°58'40" E - 156.90 feet) to a point; thence N 04°58'24" E, and with said east line, a distance of 191.26 feet to the point of beginning.

Being the same property conveyed to Pingala Group, LLC, a Tennessee limited liability company by Warranty Deed of record at Instrument No. 13003776, dated 12/20/2012 and recorded 01/09/2013, in the Register's Office of Shelby County, Tennessee.

Parcel Number: B0157 00777

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is/are lawfully seized in fee of the aforescribed real estate; that it has good right to sell and convey the same; that the same is unencumbered, EXCEPT for:


Subdivision and/or Condominium restrictions including but not limited to any declaration covenants conditions restrictions, master deed or recorded plat, building lines and easements of record as of the date of the purchase and sale agreement, zoning, and any subsequent years' taxes not yet due and payable,

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officer(s) the day and year first above written.

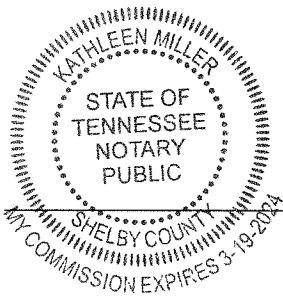
Pingala Group, LLC



By: Michael M. Wardlow, Assistant Secretary

STATE OF TENNESSEE,
COUNTY OF SHELBY

Before me, the undersigned, Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael M. Wardlow** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **Assistant Secretary** (or other officer authorized to execute the instrument) of **Pingala Group, LLC**, the within named bargainer, and that he/she as such **Assistant Secretary**, executed the foregoing instrument for the purposes therein contained by signing the name of **Pingala Group, LLC** by himself as **Assistant Secretary**.

WITNESS my hand and Notarial Seal this 17th day of January, 2024.




Notary Public

My commission expires:
