



# WARRANTY DEED

**This instrument prepared by and return to:**  
**Rob Draughon (MS Bar #102757)**  
**Griffin, Clift, Everton & Maschmeyer, PLLC**  
**6489 Quail Hollow, Suite 100**  
**Memphis, Tennessee 38120-1305**  
**Telephone No. (901) 752-1133**  
**File Number FF 24710 ka**

*Return To:*  
**FC LAW FIRM, LLC**  
**6389 Quail Hollow**  
**Suite 201**  
**Memphis, TN 38120**  
**(901) 494-0471**  
**CRC2201**

**GRANTOR ADDRESS & PHONE:**

Kalki LLC  
6860 Goodman Road  
Olive Branch, MS 38654  
Home Phone: N/A  
Work Phone: (901) 210-8222

**GRANTEE ADDRESS & PHONE:**

OM SRI SAI, Inc.  
6571 Shenandoah Ln  
Olive Branch, MS 38654-3407  
Home Phone:           n/a            
Work Phone:           901-237-2684          

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10), cash in hand paid by the Grantee to the Grantors, and other good and valuable considerations, the receipt of all of which is hereby acknowledged **KALKI LLC, a Mississippi limited liability company**, does hereby sell, convey and warrant unto **OM SRI SAI, Inc., a Mississippi corporation**, the land lying and being situated in Desoto County, Mississippi, described as follows, to wit:

Lot 2, Revised, The Market at Cherokee Valley – West, situated in Section 30, Township 1 South, Range 6 West, Desoto County, Mississippi, as shown on plat of record in Plat Book 125, Page 8, in the Chancery Clerk’s Office of Desoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities to building, zoning, subdivision, and health department regulations in effect in Desoto

County, Mississippi, and further subject to all applicable building restrictions and restrictive covenants of record. This deed is further subject to 2022 city and county taxes not yet due and payable; subdivision restrictions, building lines and easements of record in Plat Book 87, Page 40, Plat Book 93, Page 1, and Plat Book 125, Page 8; Protective Covenants recorded in Book 479, Page 669; Right of Way to Mississippi Power & Light Company recorded in Book 33, Page 139; Sewer Easement to the City of Olive Branch, Mississippi recorded in book 330, Page 90; Reciprocal Easement with Covenants, Conditions and Restrictions recorded in Book 413, Page 539; Easement recorded in Book 506, Page 430; Joinder Agreement recorded in Book 480, Page 212; Reciprocal Ingress-Egress Easement Agreement recorded in Book 506, Page 416; Ingress and Egress Easement Agreement recorded in Book 506, Page 425; and Easement to Home Telephone company recorded in Book 246, Page 355, and Book 246, Page 337, all in the Chancery Clerk's Office of Desoto County, MS.

Property Address: 6860 Goodman Road, Olive Branch, MS 38654  
Tax parcel ID Number: 1069-3017-0-00002.00

It is agreed and understood that taxes for the current year have been pro-rated on an estimated basis. Possession is to be given at closing.

WITNESS our hands as of the 3rd day of February, 2022.

KALKI LLC

By:

  
Steve Hari

Member

**STATE OF TENNESSEE  
COUNTY OF SHELBY**

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me, STEVE HARI, known to me to be Member of Kalki LLC, a Mississippi limited liability company, and that he, being authorized so to do, executed and delivered the within instrument for the purpose therein contained by signing the name of the LLC by himself as such Member.

WITNESS my hand and seal at office this 3rd day of February, 2022.



Notary Public

My Commission Expires:

10/21/2024

