

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

9001312201083- m7- hf

SPECIAL WARRANTY DEED

STATE OF TEXAS §
 §
 COUNTY OF COLLIN §

KNOW ALL PERSONS BY THESE PRESENTS:

That **COIT N LEXINGTON 10 LLC**, a Texas limited liability company, **DEFT REALTY LLC**, a Texas limited liability company, and **DNS REALESTATE INVESTMENTS LLC**, a Texas limited liability company (herein collectively referred to as "Grantors"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by **SUNIKSHA LEXINGTON LP**, a Texas limited partnership, and **SUNIKSHA GUNTER PRIDE EXCHANGE, LLC**, a Texas limited liability company (herein collectively referred to as "Grantees"), whose address is 8105 Rasor Boulevard, Suite 299, Plano, Texas 75024, the receipt of which is hereby acknowledged, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto Grantees an interest in that certain lot, together with all improvements located thereon, fixtures thereto, and any and all appurtenances belonging or appertaining thereto (herein collectively referred to as the "Property") located in Collin County, Texas, and being more particularly described as follows:

BEING **Lot 7, Block A, of Best Brains Addition**, an addition to the City of Frisco, Collin County, Texas, according to the plat thereof recorded under **Clerk's File No. 2022-131**, Map Records, Collin County, Texas.

This conveyance is made and accepted subject to any and all restrictions, reservations, covenants, conditions, rights of way, easements, municipal and other governmental zoning laws, regulations and ordinances, if any, of record in said county, to the extent (but not further) the same are valid and subsisting and affect title to the Property (herein collectively referred to as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantees, and Grantees' respective successors and assigns forever; and Grantors do hereby bind Grantors, and Grantors' respective successors and assigns, to WARRANT AND FOREVER DEFEND, subject to the Permitted Exceptions, all and singular the Property unto the Grantees, and Grantees' respective successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by through and under Grantors, but not otherwise. Grantees assume payment of all taxes for current and subsequent years.

EXECUTED the 17 day of January, 2023, to be EFFECTIVE as of the 19th day of January, 2023.

GRANTORS:

COIT N LEXINGTON 10 LLC
a Texas limited liability company

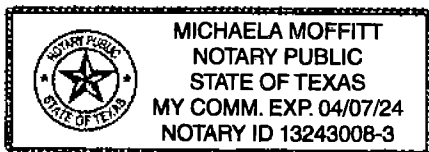
By: Srikanth Krothapalli
Srikanth Krothapalli, Managing Member

ACKNOWLEDGMENTS

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Srikanth Krothapalli, Managing Member of Coit N Lexington 10, LLC, a Texas limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said company, for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 17 day of January, 2023.



Michaela Moffitt
NOTARY PUBLIC, STATE OF TEXAS
Printed Name: Michaela Moffitt
My Commission Expires: 4/7/24

DEFT REALTY LLC

a Texas limited liability company

By: K. Chakrapani
Chakrapani Koneru, Managing Member

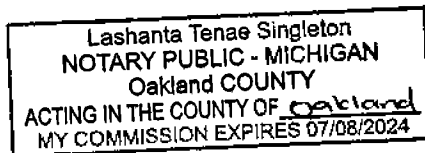
ACKNOWLEDGMENT

^{is}
~~STATE OF TEXAS~~ MICHIGAN §
COUNTY OF Oakland §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Chakrapani Koneru, Managing Member of Deft Realty LLC, a Texas limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said company, for the purposes and consideration therein expressed and in the capacity therein stated.

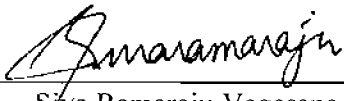
Given under my hand and seal of office this 17 day of January, 2023.

Lashanta T. Singleton
NOTARY PUBLIC, STATE OF TEXAS
Printed Name: Lashanta T. Singleton
My Commission Expires: 07/08/2024



DNS REALESTATE INVESTMENTS LLC

a Texas limited liability company

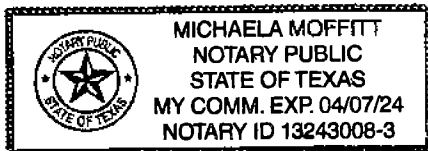
By: 
Siva Ramaraju Vegesana,
Managing Member


ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Siva RAMaraju Vegesana, Managing Member of DNS Realestate Investments LLC, a Texas limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said company, for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 17 day of January, 2023.




NOTARY PUBLIC, STATE OF TEXAS
Printed Name: Michaela Moffitt
My Commission Expires: 4/7/24

AFTER RECORDING RETURN TO:

Suniksha Gunter Pride Exchange, LLC
Suniksha Lexington LP
8105 Rasor Boulevard
Suite 299
Plano, Texas 7502

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2023000005847

eRecording - Real Property

DEED

Recorded On: January 19, 2023 04:33 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2023000005847
Receipt Number: 20230119000563
Recorded Date/Time: January 19, 2023 04:33 PM
User: Amanda S
Station: Station 6

Record and Return To:

CSC



**STATE OF TEXAS
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX