THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210233502

Karen Johnson Davidson County
Batch# 618459 **DEEDWARR**
04/20/2021 07:59:27 AM 2 pgs
Fees: $13.00 Taxes: $6,752.50

20210420-0052410

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,825,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of April, 2021.

Notary Public
My Commission Expires:

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kamran Idrees and Hina Mufti 6230 Robin Hill Road Nashville TN 37205	New Owner	Tax Parcel ID No. 115 15 0 049.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **6230 Robin Hill, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kamran Idrees and Hina Mufti, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of West Meade Farms, Inc., Section "E", of record in Plat Book 1835, Page 70, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to 6230 Robin Hill, LLC, a Tennessee limited liability company by Quitclaim Deed from CJ Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20181218-0122897, in the Register's Office of Davidson County, Tennessee, dated November 11, 2018 and recorded December 18, 2018.

Being the same property conveyed to CJ Partners, LLC, a Tennessee limited liability company by Warranty Deed from Thomas W. Hogan, Jr. and Richard H. Hagan, Co-Executors under the Last Will and Testament of Jayne Haury Hagan, of record in Instrument No. 20180718-0070007, in the Register's Office of Davidson County, Tennessee, dated June 29, 2018 and recorded July 18, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Meade Farms Inc. Section "E", as recorded in Plat Book 1835, Page(s) 70.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2011, Page 235.

Easement recorded in Book 2091, Page 215.

This is improved property located at 6230 Robin Hill Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of April, 2021.

6230 Robin Hill, LLC

CJ Partners, LLC, Member

BY: Jonathan B. Harris, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan B. Harris, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is Authorized Agent of CJ Partners, LLC, a Tennessee limited liability company which is a Member of 6230 Robin Hill, LLC, a Tennessee limited liability company the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13th day of April, 2021.

Notary Public

My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023