Karen Johnson Davidson County
Batch# 686814 DEEDWARR
07/30/2021 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20210730-0102618

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2021. Notary Public MY COMMISSION EXPIRES: 09/22/2021 (AFFIX SEAL)

Alexis M. Cantrell
State of Tennessee Notary Public
Williamson County
My Commission Expires September 22, 2021

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2021-10549-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
3970 Old Milton LLC	SAME AS NEW OWNER	127-16-0A-010.00CO
(NAME) 4385 Kimball Bridge Road, Suite 100	(NAME)	
(ADDRESS) Alpharetta GA 30022	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Ninety-Five Thousand And No/100 Dollars ($295,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **PBNJ MANAGMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **3970 OLD MILTON LLC, A GEORGIA LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Unit No. 9-B on the Plan of Harpeth Valley Office Park Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed and By-Laws of record in Instrument Number 20000324-0029968, and by Supplement and Amendment to the Master Deed of

record Instrument Number 20010205-0011027, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Harpeth Valley Office Park Condominiums as shown on Exhibit "A" to the Supplement and Amendment to the Master Deed, of record as aforementioned, said Register's Office for a more complete identification and description of such unit.

Being part of the same property conveyed to PBNJ Management, LLC, a Tennessee limited liability company, by Warranty Deed on February 14, 2007, from Loren L. Black, and wife, Jettie Luann Black, and Gabriel Real Estate Holdings LLC, a Tennessee limited liability company, of record in Instrument Number 20070220-0020175, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is Improved ☒ property, known as 912 Harpeth Valley Place, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever; and we do covenant with the said GRANTEES 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands this 16 day of July, 2021.

PBNJ Managment, LLC, a Tennessee limited liability company

BY: _____
Bhavin Patel, Sole Member

2021-07-16
STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, , **personally appeared before me by secured interactive two-way remote electronic audio-video communication, Bhavin Patel,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of **PBNJ Managment, LLC,** the within named bargainor, a limited liability company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member, (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: _____
NOTARY PUBLIC

ANDREW H. MALONEY
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
August 01, 2022

Aug. 01, 2022

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 16, 2021.

Jennifer Stacy
Affiant
Date: 7/16/2021

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 16th day of July, 2021

Notary Public

My Commission Expires: 1/6/2025

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY