Karen Johnson Davidson County
Batch# 759123 DEEDWARR
11/22/2021 01:02:30 PM 4 pgs
Fees: $23.00 Taxes: $214.60
20211122-0154819

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20216145 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$58,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 15th day of November, 2021. Notary Public My Commission Expires: 10/2/23

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

WARRANTY DEED

THIS INDENTURE, made this 15th day of November, 2021, among:

HIGH RIVER, LLC, A GEORGIA LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

NAJARIAN CAPITAL, LLC, A GEORGIA LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Unit 1-10 in the Robin Hood Condominium Apartments, as of record in Book 5200, page 124, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more complete description of said unit, together with the undivided interest in the common elements for Robin Hood Condominium appurtenant to said Unit as defined in the Master Deed for Robin Hood Condominiums of record in Book 5388, page 524, said Register's Office and the Supplemental Master Deed for Robin Hood Condominiums of record in Book 6569, page 149, said Register's Office.

BEING the same property conveyed to High River LLC, by Warranty Deed from Music City Holdings LLC, of record in Instrument No. 20211026-0143912, Register's Office for Davidson County, Tennessee dated October 19, 2021 and recorded on October 26, 2021.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

High River, LLC

BY: _____
John C. McFarland

Its: Manager

State of Georgia

County of Hall

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named John C. McFarland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager and as such Manager, he is authorized to execute this instrument on its behalf.

Witness my hand and official seal this 15th day of November, 2021.

Melody Edwards
Notary Public

My Commission Expires: 6/10/25

Owner Name & Property Address:

Name: Najarian Capital, LLC, a Georgia limited liability company
Address: 323 Forest Park Road
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Najarian Capital, LLC
Address: 3520 Piedmont Rd #415
City, State, Zip: Atlanta, GA 30345

Tax ID: 043-13-0A-010.00-C

MELODY EDWARDS NOTARY PUBLIC Hall County STATE OF GEORGIA

202111220154819

Certificate of Authenticity

I, **Nick Harris**, do hereby make oath that I am a licensed attorney and/or the 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 15th November 2021.

Affiant Signature

11/15/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of November, 2021.

Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY