Karen Johnson Davidson County
Batch# 787955 DEEDWARR
01/12/2022 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20220112-0003931

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/1/22
(AFFIX SEAL)

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

File No.: TN-2021-12403-NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
CGJJ Properties, LLC, a Kentucky limited liability company	CGJJ Properties, LLC, a Kentucky limited liability company	127160A01100CO and 127160A00100CO
(NAME)	(NAME)	
2302 Hurstbourne Village Drive, Suite 1000	2302 Hurstbourne Village Drive, Suite 1000	
(ADDRESS)	(ADDRESS)	
Louisville KY 40299	Louisville KY 40299	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Ninety Thousand And No/100 Dollars ($590,000.00), 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 **CGJJ PROPERTIES, LLC, A KENTUCKY 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:

914 Harpeth Valley Place

A certain condominium apartment in Davidson County, TN, described as Unit No. 9-A of Harpeth Valley Office Park Condominiums, a Condominium, a Horizontal Property Regime, located in Nashville, TN, as

established and described a Master Deed recorded in Instrument Number 20000324-0029968 as supplemented and amended in instrument Number 20000710-0067784, Instrument Number 20000110-0108689 and Instrument Number 20010205-0011027, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulation's imposed upon and relating to the apartments, property, co-owners and tenants of Harpeth Valley Office Park Condominiums, Condominium Apartments contained in the Master Deed recorded in Instrument Number 20000324-0029968 as supplemented and amended in instrument Number 20000710-0067784, Instrument Number 20000110-0108689 and Instrument Number 20010205- 0011027 and By-Laws appended thereto, Registers Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being part of the same property conveyed to PBNJ Management, LLC, a Tennessee limited liability company by Deed dated May 2, 2019, 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 20190506-0042124, Register's Office for Davidson County, Tennessee.

917 Harpeth Valley Place

Land in Davidson County, Tennessee, being Unit No. 5A on the Plan of Harpeth Valley Office Park Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-191, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument Number 200110324-0019968, 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 pin of Harpeth Valley Office Park Condominiums, as shown on Exhibit "A" 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 Deed dated June 21, 2019, from Timothy James Fields and wife, Linda J. Fields of record in Instrument Number 20190624-0060565, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 914 Harpeth Valley Place, Nashville, TN 37221
917 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 23 day of December 2021.

PBNJ Managment, LLC, a Tennessee limited liability company

BY:
Bhavin Patel, Managing Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared 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.

NOTARY PUBLIC

My Commission Expires: 8/1/22

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 12/23/2021 (date of document).

Affiant Signature
Date 7/1/2021

State of TN
County of Williamson

Sworn to and subscribed before me this 1 day of July, 2021.

Notary's Signature
MY COMMISSION EXPIRES: 10/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY