This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20226817

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 **$62,000.00** 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 7th day of April, 2022.

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 836567 **DEEDWARR**
04/08/2022 11:29:14 AM 3 pgs
Fees: $18.00 Taxes: $229.40

20220408-0041351

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

WARRANTY DEED

THIS INDENTURE, made this 7th day of April, 2022, among:

NAJARIAN CAPITAL, LLC,

A GEORGIA LIMITED LIABILITY COMPANY

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

AND

FOREST PARK 1, LLC
A Virginia 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 Units 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 Najarian Capital LLC, a Georgia Limited Liability Company by Warranty Deed from High River LLC, a Georgia Limited Liability Company, dated November 15, 2021, of record in Instrument No. 20211122-0154819, Register's Office for Davidson County, Tennessee.

This property being known as 323 Forest Park Road, Unit 1-10, Madison, TN 37115.

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.

Najarian Capital, LLC

BY: Zulma Velasquez
Zulma Velasquez
ITS: Authorized signor

State of Georgia
County of Fulton

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Zulma Velasquez*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***Authorized signor*** of ***Najarian Capital, LLC*** the within named bargainor, and that he/she as such ***Authorized signor*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***Authorized signor***.

Witness my hand and official seal this 6th day of April, 2022.

Stacia T. March
Notary Public
My Commission Expires: 6/3/25

STACIA T MARCH NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 03, 2025

Owner Name & Property Address:

Name: Douglas Mauricio Medrano
Address: 323 Forest Park Road, Unit 1-10
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Douglas Mauricio Medrano
Address: PO Box 220299
City, State, Zip: Chantilly, VA 20153

Tax ID: 043-13A-010.00