THIS INSTRUMENT BY: WILLIAM TIMOTHY HILL Attorney at Law 214 2nd AVENUE NORTH, SUITE 205 NASHVILLE, TENNESSEE 37201 (615) 256-1577	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $500,000.00 Affiant Subscribed and sworn to before me, this the 23rd day of September, 2022 Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAY 05, 2025

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Seth Harlan and wife Johanna Harlan 3901 West End Ave., #604 Nashville, TN 37205	Same	Davidson County Map/Parcel: 103-16-A-58

FOR AND IN CONSIDERATION of Five Hundred Thousand Dollars ($500,000.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, grantors, **JEANNE R. HARLAN, MARK L. ROBIN, CHARLES M. ROBIN, and HENRY G. ROBIN,** by these presents does hereby sell and convey unto **SETH HARLAN, and wife, JOHANNA HARLAN,** grantees, their heir successors and/or assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See Exhibit A – Legal Description

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and/or assigns, forever; and Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except:

See Exhibit B – Exceptions

Karen Johnson Davidson County
Batch# 921177 DEEDWARR
09/26/2022 08:14:38 AM 7 pgs
Fees: $38.00 Taxes: $1,850.00

20220926-0105988

Grantors do further covenant and bind themselves, their heir and successors and assigns, to warrant and forever defend the title to the said land to the said Grantees their heir, successors and/or assigns, against the lawful claims of all persons whosoever. Whenever used, the singular number shall include the plural, the plural the singular, and the sue of any gender shall be applicable to all genders.

WITNESS our hands this 29 day of August, 2022.

Jeanne R Harlan
JEANNE R. HARLAN

State of Florida)
County of Duval)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared JEANNE R. HARLAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within name bargainor and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 29 day of August, 2022.

Christopher Kuehle
Notary Public

My Commission Expires: Nov. 16, 2025

CHRISTOPHER KUEHLE
Commission # HH 199232
Expires November 16, 2025

FDL Exp 3/4/25

MARK L. ROBIN

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared MARK L. ROBIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within name bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 16th day of Sept, 2022.

ADRIAN C SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires July 06, 2026

My Commission Expires:_____

CHARLES M. ROBIN

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared CHARLES M. ROBIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within name bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 21st day of Sept, 2022.

Charlotte E Herring
Notary Public

My Commission Expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 05, 2025

HENRY G. ROBIN

State of New York)
County of New York)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared HENRY G. ROBIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within name bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 6 day of September 2022.

Notary Public

My Commission Expires: 4/30/2023

RITA P HORVATH
Notary Public, State of New York
Reg. No. 01HO4643625
Qualified in New York County
Commission Expires 04/30/2023

EXHIBIT A – Legal Description

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 604 of Rokeby Condominium Apartments horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on that certain instrument of record in Book 5050, page 16, and Book 5060, page 142, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Jeanne R. Harlan, Mark L. Robin, Charles M. Robin, and Henry G. Robin, by Quitclaim Deed from Sara S. Robin, recorded December 18, 2012, and recorded as Instrument No. 20121218-0116570 in the Office of the Register of Davidson County, Tennessee.

This is improved property, known as: 3901 West End Avenue, #604, Nashville, Tennessee 37205.

Exhibit B – Exceptions

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises, particularly the following:

Being further subject to Taxes for 2022 and subsequent years; The-Plan, with Owner's Certificate, of record in Plat Book 5050, page 16 and Book 5060, page 142, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description:

The provisions of the condominium Master Deed of record in Book 4829, page 138, Book 4983, page 98, Book 5096, page 409, Book 5050, page 16, Book 5459, page 179, Page 7399, page 814, Book 9828, page 213, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets for the restrictions, assessments, liens and other matters.