WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2024.

Notary Public

COMMISSION EXPIRES:

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires January 6, 2025

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1107860 DEEDWARR
03/06/2024 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $5,920.00
20240306-0015726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karma Duplex, LLC	Same As New Owner	071-14-0-339
(NAME)	(NAME)	
P.O. Box 438		
(ADDRESS)	(ADDRESS)	
Santa Claus, IN 47579		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Guardian Investment, G.P., a Tennessee Partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karma Duplex, LLC, an Indiana limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee being part of Lot No. 14 on the Map of the Subdivision of Goolsby Lands, of record in Book 57, page 120, Register's Office for Davidson County, Tennessee. Said Lot No. 14 fronts 40 feet on the easterly side of Brick Church Pile and extends back 115 feet more or less on the southerly line and 115 fee more or less on the northerly line, to an alley, measuring 55 feet, more or less, thereon.

Being the same property conveyed to Guardian Investment, G.P., a Tennessee general partnership by Quitclaim Deed from D&M Development, LLC, a North Dakota Limited Liability Company of record in Instrument No. 20230822-0065578, dated August 22, 2023 and recorded August 22, 2023, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **1121 Brick Church Pike** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town) (State) **37207** (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 heirs, 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, 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 6th day of March, 2024.

Guardian Investment, G.P., a Partnership
By: Generation Next, LLC, Partner

By: _____
James A. Mikolinski, Sole Member

By: Rooftop with a View, LLC, Partner

By: _____
James A. Mikolinski, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **JAMES A. MIKOLINSKI** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon **his/her** oath acknowledged **himself/herself** to be the **Sole Member** of **GENERATION NEXT, LLC (THE "COMPANY")**, the within named bargainor, a Tennessee limited liability company, and that as such **Sole Member,** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as **Sole Member**.

WITNESS my hand and official seal at Nashville Tennessee, on this 6th day of March, 2024.

Commission Expires: _____ _____
Notary Public

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **JAMES A. MIKOLINSKI** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon **his/her** oath acknowledged **himself/herself** to be the **Sole Member** of **ROOM WITH A VIEW, LLC (THE "COMPANY")**, the within named bargainor, a Tennessee limited liability company, and that as such **Sole Member,** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as **Sole Member.**

WITNESS my hand and official seal at Nashville Tennessee, on this 6th day of March, 2024.

Commission Expires: _____ _____
Notary Public

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on this the 6th day of March, 2024.

Signature 03/06/2024

State of Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed. the 6th day of March, 2024.

Notary's Signature

MELODY M. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

My Commission Expires: 09/08/2025