Karen Johnson Davidson County
Batch# 1134812 DEEDWARR
05/15/2024 10:46:30 AM 4 pgs
Fees: $23.00 Taxes: $9,712.50
20240515-0035885

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
37239-1 Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Nabarkim Realty, LLLP Attn: Barry Daniel	New Owner	156-09-0-A-006.00co
PO Box 1430		
Fayetteville, GA 30214		

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **525 Group, L.L.C., a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Nabarkim Realty, LLLP, a Georgia limited liability limited partnership** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Outparcel 6 on the Plan of Harpeth Village, P.U.D., of record in Instrument No. 20060505-0052434, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to 525 Group, L.L.C., a Tennessee Limited Liability Company by Special Warranty Deed dated March 17, 2021 from MR Hotels, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210317-0035643, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 14th day of May, 2024.

525 Group, L.L.C., a Tennessee limited liability company

By: _____
Name: Rick Piliponis
Its: Member and Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rick Piliponis, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be a Member and the Manager of 525 Group, L.L.C., a Tennessee limited liability company, the within-named bargainor, and that he as such Member and Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Member and Manager.

WITNESS my hand, at office, this 14 day of May, 2024.

_____
Notary Public
My Commission Expires: 12/14/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,625,000.00.

_____
Affiant

Subscribed and sworn to before me this 14 day of May, 2024.

_____
Notary Public
My Commission Expires: Sept 8th 2025

JESSICA D PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2024 and subsequent years, not yet due and payable. Map and Parcel 156-09-0-A-006.00co. Current year taxes have been prorated between the parties and assumed by the Grantee.

3. All matters as shown on the Plan of record in Instrument No. 20060505-0052434, Register's Office for Davidson County, Tennessee.

4. All matters shown on the PUD Boundary Plat of Harpeth Village, of record in Instrument No. 20051227-0153838, said Register's Office.

5. All matters shown on the Resubdivision of Open Space (Minor Subdivision), Harpeth Village P.U.D., of record in Instrument No. 20080618-0062694, said Register's Office.

6. Declaration of Restrictions, Covenants and Conditions and Grant of Easements (Harpeth Village, Davidson County, Tennessee), of record in Instrument No. 20070117-0007067, said Register's Office.

7. Covenants, Conditions and Restrictions, of record in Instrument No. 20070117-0007069, Instrument No. 20070507-0054445, Instrument No. 20071106-0130721, and Instrument No. 20080617-0062370, said Register's Office.

8. Agreement for Dedication of Public Utilities Easements and Abandonment of Existing Easement, of record in Instrument No. 20000510-0047300, which creates new easements and terminates one of the easements set forth in the Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4760, Page 842, said Register's Office.

9. Stormwater Detention Agreements, of record in Instrument No. 20051219-0151714 and Instrument No. 20070125-0010399, said Register's Office.

10. Agreement for Dedication of Easement for Storm Drainage, of record in Instrument No. 20070130-0012111, said Register's Office.

11. Issuance of Electrical Permit for Service, of record in Book 7511, Page 561, Re-Recorded in Book 7512, Page 319, and Re-Re-Recorded in Book 7611, Page 418, said Register's Office.

12. Easement for the flow of the waters of Trace Creek, and the rights of the public therein.

13. Rights of upper and lower riparian owners to the flow of the waters of Trace Creek.

14. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Trace Creek.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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 May 14, 2024.

John T. Cook, Esq.
Date: May 15, 2024

State of Tennessee
County of Davidson

Sworn to and subscribed before me this May 15, 2024.

Notary Public
My commission expires: Sept 8th, 2025

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY