Karen Johnson Davidson County
Batch# 533066 DEEDWARR
12/14/2020 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,213.60
20201214-0147039

Warranty Deed

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $328,000.00. Affiant Subscribed and sworn to before me, this the 24th day of November, 2020. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Stephen Brock Ananian	New Owner	105-11-2D-049.00-CO
1609 Marshall Hollow Drive #102		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CLN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN BROCK ANANIAN, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. B31-102 on the Plan of Southgate Condos, a Condominium Development, of record in Exhibit "D" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20180118-0005186, and amended in Instrument No. 20190613-0057134 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Southgate Partners, LLC by Warranty Deed from William H. Smallman, married, of record in Instrument No. 20150911-0092614, Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on September 11, 2015.

Being a portion of the same property conveyed to Southgate Partners, LLC, a Tennessee limited liability company by Warranty Deed from Elevate Land Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20150916-0094059, Register's Office for Davidson County, Tennessee, dated September 14, 2015 and recorded on September 16, 2015.

Being the same property conveyed to David Singer, a married man and Czarina Venegas-Singer, a married woman, as joint tenants with rights of survivorship by Warranty deed from Southgate Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20190816-0082223 Register's Office for Davidson County, Tennessee, dated August 14, 2019 and recorded on August 16, 2019.

Being the same property conveyed to CLN, LLC, a Tennessee limited liability company by QuitClaim deed from David Singer and Czarina Venegas-Singer of record in Instrument No. 20190912-0092200 Register's Office for Davidson County, Tennessee, dated September 10, 2019 and recorded on September 12, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1609 Marshall Hollow Drive #102, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of November, 2020.

CLN, LLC, a Tennessee Limited Liability Company

By: _____
David Singer, Sole Member

STATE OF FLORIDA
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Singer, 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 Sole Member of CLN, LLC, a Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 24th day of November, 2020.

_____
Notary Public

My Commission Expires: 5-16-22

Notary Public State of Florida
Andrea G Scott
My Commission GG 364374
Expires 05/16/2022

True Copy Certificate of Authenticity

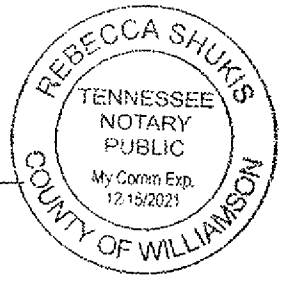
I, **Taylor Grills**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021