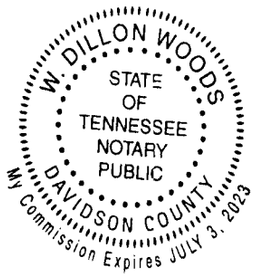
# WARRANTY DEED

Karen Johnson Davidson County
Batch# 758064 DEEDWARR
11/19/2021 10:12:51 AM 2 pgs
Fees: $13.00 Taxes: $3,996.00

20211119-0154097




File No. LG-21-1382

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,080,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of November, 2021

Notary Public

MY COMMISSION EXPIRES: 7/3/23

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Liberty Investments, LLC | Same as New Owner | 071-15-0F-001.00-CO<br>071-15-0F-002.00-CO |
| (NAME)<br>319 Hickerson Dr., Ste. A | (NAME) | 071-15-0F-003.00-CO<br>071-15-0F-004.00-CO |
| (ADDRESS)<br>Murfreesboro, TN 37129 | (ADDRESS) | 071-15-0F-005.00-CO<br>071-15-0F-006.00-CO |
| (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/we, **Cleveland Parke Partners GP, a registered Tennessee general partnership**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Liberty Investments, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, 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 Nos. 1, 2, 3 ,4, 5 and 6 as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Cleveland Parke (formerly known as Eastmoreland Place), a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161011-0107465, as amended in Instrument No. No. 20171211-0126008 and further amended in Instrument No. 20200723-0081025, 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 Cleveland Parke Partners, G.P., a Tennessee general partnership by Warranty Deed from JH104, LLC, a Tennessee limited liability company, of record in Instrument No. 20161227-0135663, Register's Office for Davidson County, Tennessee, dated December 21, 2016 and recorded on December 27, 2016.**

**This is property more commonly known as:**
**115, 117, 119, 121, 123 and 125 Lucile Street, Nashville, TN 37207.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, 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 GRANTEES, their heirs 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 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 my/our hand this 12th day of November, 2021.

Cleveland Parke Partners GP,
a Tennessee Partnership

By: _____
Joshua L. Hunter, Authorized agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of November, 2021, before me personally appeared Joshua L. Hunter, Authorized agent of Cleveland Parke Partners GP, a Tennessee general partnership, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed on behalf of Cleveland Parke Partners, GP.

Witness my hand, at office, this 12th day of November, 2021.

_____
Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024