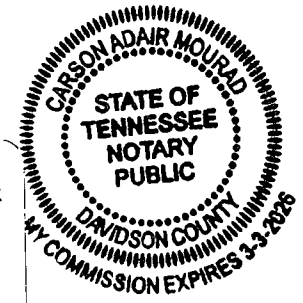
WARRANTY DEED



Karen Johnson Davidson County
Batch# 854170 DEEDWARR
05/12/2022 11:12:38 AM 3 pgs
Fees: $18.00 Taxes: $6,378.04
20220512-0054681

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,723,794.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Robertson 11, 12, and 13, LLC	NEW OWNER	
(NAME)	(NAME)	
6511 Robertson Avenue, #'s 11, 12, & 13		090 08 0M 011.00, 090 08 0M 012.00, & 090 08 0M 013.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, WE, **CLERMONT, LLC - SERIES NASHVILLE, AN ILLINOIS LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE ROBERTSON 11, 12, AND 13, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6511 Robertson Avenue, #'s 11, 12, & 13, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (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 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 hand this 10th day of May, 2022.

CLERMONT, LLC

BY: _____

MOHAMMED AL-ZOUBAIDI, SOLE MEMBER

STATE OF Illinois

COUNTY OF Jackson

Before me, the undersigned notary public of Jackson County, Joyann Mckinney personally appeared Mohammed Al-Zoubaidi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of Clermont, LLC the within named bargainor, a limited liability company and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal this 10th day of May, 2022.

Commission expires: 6/18/22

_____
Notary Public

OFFICIAL SEAL
JOYANN C MCKINNEY
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 06-18-2022
ID # 803398

EXHIBIT "A"

Tract 1:

Land in Davidson County, Tennessee, Being Units 11 and 12, and any interest Common Areas and Elements establishing Robertson Close Townhomes, in the Declaration of Covenants, Conditions and Restrictions for Robertson Close Townhomes, A Horizontal Property Regime With Private Elements of record in Instrument No. 20160629-0066195, as amended in Instrument Nos. 20190725-0073260 and 20200629-0070338 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 part of the same property conveyed to Clermont, LLC – Series Nashville, An Illinois Limited Liability Company, by Quitclaim Deed from Mohammed Al-Zoubaidi, MD, of record in Instrument No. 20200727-0082317, in the Register's Office of Davidson County, Tennessee, dated July 13, 2020 and recorded on July 27, 2020.

Being part of the same property conveyed to Mohammed Al-Zoubaidi, MD, by Warranty Deed from Kurio Properties, Inc., A Tennessee Corporation, of record in Instrument No. 20200629-0070339, in the Register's Office of Davidson County, Tennessee, dated June 24, 2020 and recorded on June 29, 2020.

Being part of the same property conveyed to Kurio Properties, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Robertson Partners, A Tennessee General Partnership, of record in Instrument No. 20150518-0045298, in the Register's Office of Davidson County, Tennessee, dated May 15, 2015 and recorded on May 18, 2015.

Tract 2:

Land in Davidson County, Tennessee, Being Unit 13 and any interest Common Areas and Elements establishing Robertson Close Townhomes, in the Declaration of Covenants, Conditions and Restrictions for Robertson Close Townhomes, A Horizontal Property Regime With Private Elements of record in Instrument No. 20160629-0066195, as amended in Instrument Nos. 20190725-0073260 and 20200629-0070338 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 the same property conveyed to Clermont, LLC – Series Nashville, An Illinois Limited Liability Company, by Warranty Deed from Mary Carolyn Roberts, Married, of record in Instrument No. 20200914-0104653, in the Register's Office of Davidson County, Tennessee, dated September 08, 2020 and recorded on September 14, 2020.

Being the same property conveyed to Mary Carolyn Roberts, by Warranty Deed from Kurio Properties, Inc., A Tennessee Corporation, of record in Instrument No. 20200629-0070349, in the Register's Office of Davidson County, Tennessee, dated June 24, 2020 and recorded on June 29, 2020.

Being part of the same property conveyed to Kurio Properties, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Robertson Partners, A Tennessee General Partnership, of record in Instrument No. 20150518-0045298, in the Register's Office of Davidson County, Tennessee, dated May 15, 2015 and recorded on May 18, 2015