Karen Johnson Davidson County
Batch# 938421 DEEDWARR
11/07/2022 09:58:11 AM 2 pgs
Fees: $13.00 Taxes: $14,948.00
20221107-0119420

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 $ 4,040,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of November 2022.

Notary Public

COMMISSION EXPIRES: 10/2/23

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Theodore Walton Denney III	Same as new owner	129-12-0-138
(NAME)	(NAME)	
101 Clydelan Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **Gemini - Clydelan, GP, a Tennessee general partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Theodore Walton Denney, III, an unmarried man,** 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Cheekwood Estates of record in Book 2663, page 103, Register's Office for Davidson County, Tennessee, and further described as follows:

Said Lot No. 4 fronts 224.3 feet on the southerly side of Clydelan Court and runs back between lines 356.6 feet on the easterly line and 371.9 feet on the westerly line to a dead line in the rear, on which it measures 77.6 feet.

Being the same property conveyed to Gemini – Clydelan, GP, a Tennessee Partnership by Quitclaim Deed from 101 Clydelan, LLC, file for record on October 31, 2022 as Instrument No. 20221031-0117623, Register's Office for Davidson County, Tennessee.Further being the same property conveyed to 101 Clydelan, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Tina Bennett, Executrix for the Estate of Robert Herman Werner, recorded November 13, 2020, in Instrument No. 20201113-0134523, 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 **101 Clydelan Court** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town)(State) **37205** (Postal Zip)

File No.: 5670-22
Warranty Deed Individual eRec LES rev. 09-2018

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 1st day of November 2022.

Gemini - Clydelan, GP, a Tennessee General Partnership

By: _____
Fred Leonard, Authorized Agent

State of Tennessee

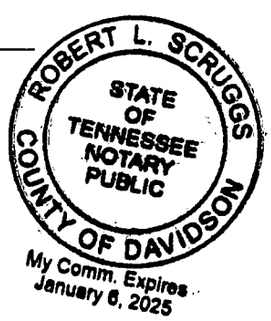
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Fred Leonard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **as Authorized Agent of Gemini- Clydelan, GP** (the "Partnership) the within named bargainor, a Tennessee general partnership and that as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Partnership by himself as Authorized Agent.

WITNESS my hand and seal this 1st day of November 2022.

_____
Notary Public

Commission Expires: _____



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-TAC-22-101-1