WARRANTY DEED

Karen Johnson Davidson County
Batch# 1049798 DEEDWARR
09/14/2023 10 31 04 AM 3 pgs
Fees $18 00 Taxes $555 00

20230914-0072110

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

THIS INSTRUMENT WAS PREPARED BY
Laura Shoun, Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No · TN-2023-17085NSH

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO.	MAP/PARCEL NO(S)
Forrest Park 5-12 LLC	Forrest Park 5-12 LLC	043130A06000CO
(NAME)	(NAME)	
PO Box 220299	PO Box 220299	
(ADDRESS)	(ADDRESS)	
Chantilly VA 20153	Chantilly VA 20153	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CJL PROPERTIES LLC, A WYOMING LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FORREST PARK 5-12 LLC, A VIRGINIA 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

Land in Davidson County, Tennessee, being Condominium Unit 5-12, Robin Hood Condominiums, created under Title 64, Sections 2701 et seq , as amended, Tennessee Code Annotated, and as established by, Master Deed, of record in Book 5388, Page 524, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed Reference is hereby made to the Plan of Robin Hood Condominium Apartments, of

record in Book 5200, Page 124, said Register's Office, to which plan reference is made for a more complete description

Being the same property conveyed to CJL Properties, LLC, a Wyoming limited liability company by Warranty Deed from Rei Properties, LLC, a Tennessee limited liability company, dated 01/12/2018 and recorded on 01/24/2018 in Instrument No. 20180124-0007519, in the Register's Office of Davidson County, Tennessee

unimproved ☐
This is improved ☒ property, known as 323 Forrest Park Road, 5-12, Madison, TN 37115
(House No.) (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 successors 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 our hands this 1 day of September, 2023

CJL Properties LLC

BY _____
Chris Lavertu, sole member

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Chris Lavertu, 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 CJL Properties, LLC, the within named bargainor, a Wyoming limited liability company, and that such officers, 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 seal at office the day and year above written.

_____ My Commission Expires: _____
NOTARY PUBLIC

See Attached Certificate

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California)
County of San Diego)

On Sept 1, 2023 before me, Thomas Fell Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Christopher Jules Laverty
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

THOMAS FELL
Notary Public - California
San Diego County
Commission # 2415365
My Comm. Expires Oct 5, 2026

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date Sept 1, 2023 Number of Pages: 1
Signer(s) Other Than Named Above NA

Capacity(ies) Claimed by Signer(s)

Signer's Name.	Signer's Name.
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing.	Signer Is Representing

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