WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$1,380,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/9/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-346

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Springer Investments, LLC	New Owner	070 13 0G 001.00 and 070 13 0G 002.00
(NAME) 920 Potter Lane	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **2127 Cliff Drive Partners, a Tennessee general partnership** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Springer Investments, LLC, a Tennessee limited liability company** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is property located at 2127 Cliff Drive A, B, Nashville, TN 37218.

Karen Johnson Davidson County
Batch# 1129401 DEEDWARR
05/01/2024 08:45:30 AM 4 pgs
Fees: $23.00 Taxes: $4,810.00
20240501-0031605

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 29th day of April, 2024.

GRANTOR:

2127 Cliff Drive Partners,
a Tennessee general partnership

By: _____
Robert Hudson, Managing Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Robert Hudson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Managing Partner of 2127 Cliff Drive Partners, a Tennessee general partnership, the within named Grantor, and that he/she being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself/herself as Managing Partner of the partnership.

WITNESS my hand, at office, this 29 day of April, 2024.

_____
Notary Public

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

My Commission Expires: 05-05-2025

Exhibit "A"

Legal Description

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 2127A and Unit 2127B, together with the appurtenant interest in the common elements of Hudson Manor VII, a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions for Hudson Manor VII, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20201117-0135291, Register's Office for Davidson County, Tennessee, as amended by Amendment to Declaration of record in Instrument No. 20210421-0053270, Register's Office for Davidson County, said units being depicted on Exhibit "B" to the aforementioned Declaration.

Being a portion of the same property conveyed to Robert Hudson, a married man, by Warranty Deed from Keith Swanson, a single man, of record in Instrument No. 20190408-0031762, in the Register's Office of Davidson County, Tennessee, dated April 5, 2019, and recorded on April 8, 2019.

Being a portion of the same property conveyed to 2127 Cliff Drive Partners, a Tennessee general partnership, by Quitclaim Deed from Robert Hudson, of record in Instrument No. 20230330-0023044, in the Register's Office of Davidson County, Tennessee, dated March 1, 2023, and recorded on March 30, 2023.

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 29, 2024.

Signature
Date: April 29, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 29th day of April, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025