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 $ 1,015,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2024.

Notary Public

COMMISSION EXPIRES: 5/9/2026

TIFFHANY WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1165762 DEEDWARR
08/02/2024 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $3,755.50
20240802-0058833

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CLF TN Ventures, LLC	New Owner	130-12-0-007
(NAME)	(NAME)	
4415 Alcott Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, Beverly H. Weems a/k/a Beverly Hesse Weems**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLF TN Ventures, LLC, a Tennessee Limited Liability Company,** 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. 6 on the Plan of Hycrest Acres III of record in Book 2331, page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 201 feet on the westerly side of Alcott Drive and runs back between lines 199.2 feet on the southerly side and 241.2 feet on the northerly side to a broken line in the rear, measuring 206.4 feet thereon.

Being the same property conveyed to W. E. Weems, II and wife, Beverly H. Weems by Warranty Deed from James V. Dingell and wife, Janna-Neen J. Dingell of record in Book 4979, page 922, dated December 12, 1975, and recorded December 16, 1975, Register's Office for Davidson County, Tennessee. The said W. E. Weems, II, having since died July 9, 2019, leaving Beverly H. Weems as the surviving tenant by the entirety. Beverly H. Weems and Beverly Hesse Weems being one and the same person. Alyson Cordell Weems Housley executes this instrument as Attorney in Fact on behalf of Beverly Hesse Weems, pursuant to the Power of Attorney recorded in Instrument No. 20240725-0056354 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 4415 Alcott Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) (State) 37215 (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, 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 31st day of July, 2024.

Beverly Weems
by Alyson Housley as Attorney in Fact
Beverly H. Weems AKA Beverly Hesse Weems by
Alyson Cordell Weems Housley,
her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Alyson Cordell Weems Housley and who, upon her oath acknowledged herself to be the Attorney-In-Fact for the within named Beverly H. Weems a/k/a Beverly Hesse Weems, being authorized to act on behalf of said person, she executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of July, 2024.

Robert L Scruggs
Notary Public

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm Expires
January 8, 2025

My Commission Expires:

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 August 1, 2024.

Signature
Date: August 1, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 1st day of August, 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