THIS INSTUMENT WAS PREPARED BY:
EZ Title & Escrow
5312 Ringgold Rd
Suite 220
East Ridge, TN 37412

Karen Johnson Davidson County
Batch# 1178043 DEEDWARR
09/05/2024 07:55:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20240905-0068199

Name and Address of New Owner & Send Tax Bills To:	**Map & Parcel No(s):**
CLF TN Ventures, LLC 510 Timmons Street Nashville, TN 37211	Property 1: 092-09-0-093.00

AFFIDAVIT OF VALUE

The actual consideration or value, whichever is greater for this transfer is $170,000.00

Affiant (Buyer or Agent)

Subscribed and sworn to before me, this 7th day of August, 2024

Notary Public
My commission expires:

MEGAN HUGGINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 28, 2028
COUNTY OF HAMILTON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jacqueline Coleman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **CLF TN Ventures, LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Geo E. Jacksons Subdivision of the Marable Lot of record in Plat Book 161, Page 86, 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 Jacqueline Wheeler-Coleman by Warranty Deed from Barbara Hannah and Theodore Hannah, Jr. and Angela Hannah of record in Instrument No. 20060621-0074286 Register's Office for Davidson County, Tennessee, dated June 16, 2006 and recorded on June 21, 2006.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of August, 2024.

Jacqueline Coleman (SEAL)

Jacqueline Coleman

STATE OF TENNESSEE
COUNTY OF ~~HAMILTON~~ DAVIDSON
JSW

On this 7TH day of AUGUST, 2024, before me personally appeared Jacqueline Coleman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7TH day of AUGUST, 2024

Notary Signature
My commission expires: 12/23/2028

JEFFREY STEVEN WYNN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

File No.: 24-TN-41

Tennessee Certification of Electronic Document

I, Margaret E. Fuery, 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 8/7/2024 (date of document).

Marcella Rogers
Affiant Signature

8/20/2024
Date

State of Tennessee

County of Hamilton

Sworn to and subscribed before me this 20th day of August, 2024.



NOTARY'S SEAL

Megan Huggins
Notary's Signature

MY COMMISSION EXPIRES: 3/28/24