Karen Johnson Davidson County
Batch# 1205104 DEEDWARR
11/13/2024 03:55:30 PM 4 pgs
Fees: $23.00 Taxes: $4,273.50
20241113-0088508

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF November, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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

File No.: 2024-GTE-487

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert G. Graves and Lindsay Graves	New Owners	131 01 0H 001.00
(NAME) 360 Edgemeer Place	(NAME)	
(ADDRESS) Oberlin, OH 44074	(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, **CLF TN Ventures, LLC, a Tennessee Limited Liability Company** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Robert G. Graves and Lindsay Graves, husband and wife** (the "**Grantees**"), 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 improved property located at 301 Windemere Woods Drive, Nashville, TN 37215.

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

Grantor covenants with Grantees 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 Grantees 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 Grantees, their heirs 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 8th day of November, 2024.

GRANTOR:

CLF TN Ventures, LLC,
a Tennessee limited liability company

By: CLF Business Holdings, LLC,
a Wyoming limited liability company
its Sole Member

By: _____
Charles L. Fenner, Sole Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Charles L. Fenner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is the sole member of CLF Business Holdings, LLC, a Wyoming limited liability company, sole member of CLF TN Ventures, LLC, Tennessee limited liability company, the within named Grantor, and that he being duly authorized, executed the foregoing instrument for the purpose therein contained, by signing the name of CLF Business Holdings, LLC, a Wyoming limited liability company, sole member of CLF TN Ventures, LLC, Tennessee limited liability company.

WITNESS my hand, at office, this 8 day of November, 2024.

_____
Notary Public

My Commission Expires: 5/9/26



EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of REVISED WINDEMERE PLANNED UNIT DEVELOPMENT PHASE I & II together with a common interest in open areas of roadways therein, as of record in Plat Book 6900, Page 45, and Revised Plat Book 6900, Page 246 and Plat Book 6900, Page 616 Register's Office for Davidson County, Tennessee, to which reference is here made for a complete description.

Being the same property conveyed to Nashville Metro Holdings, LLC, by Warranty Deed from David A. Ferree as Executor and as devisee and John Ferree as devisee the Estate of Lorene Koonts Ferree, of record in Instrument No. 20240729-0057159, in the Register's Office of Davidson County, Tennessee, dated July 25, 2024, and recorded on July 29, 2024.

Being the same property conveyed to CLF TN Ventures LLC, a Tennessee Limited Liability Company, by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240730-0057766, in the Register's Office of Davidson County, Tennessee, dated July 25, 2024, and recorded on July 30, 2024.

True Copy Certification

I, **Tonya Cherry,** 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 this the 8 day of November, 2024.

Affiant Signature
Date 11/8/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of November, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027