Karen Johnson Davidson County
Batch# 1218445 DEEDWARR
12/19/2024 02:24:30 PM 4 pgs
Fees: $23.00 Taxes: $3,052.50
20241219-0098820

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 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.: 2024-GTE-534

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John A. McLaughlin and Lynsey K. McLaughlin	New Owners	160 03 0 031.00
(NAME) 5401 Anchorage Drive	(NAME)	
(ADDRESS) Nashville, TN 37220	(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 **John A. McLaughlin and Lynsey K. McLaughlin, 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 2025 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 5401 Anchorage Drive, Nashville, TN 37220.

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 19th day of December, 2024.

GRANTOR:

CLF TN Ventures LLC, a Tennessee Limited Liability Company

By: _____

Charlie Fenner, Sole Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared CLF TN Ventures LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 19th day of December, 2024.



_____

Notary Public

My Commission Expires: 5-9-26

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 275 on the Plan of HAILEYWOOD ESTATES, SECTION VIII, as of record in Plat Book 2854, Page 19, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Northerly margin of Regent Drive, the common corner of Lots Nos. 275 and 276; thence with said margin Westerly 61.6 feet to a point; thence around a curve 34.7 feet to a point; thence continuing with said Drive, Northwesterly 94.7 feet to a point; thence 51° 47' East 231.3 feet to a point; thence 60° 10' East 8.0 feet to the common rear corner of Lots Nos. 275 and 276; thence Southerly with the line between lots, 256 feet to the beginning.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company, by Warranty Deed from John Marion Sparks, Trustee of the James R. Sparks and Beverly Brown Sparks Trust U/A/D October 31, 2000, of record in Instrument No. 20240422-0028826, in the Register's Office of Davidson County, Tennessee, dated April 19, 2024 and recorded on April 22, 2024.

Being the same property conveyed to CLF TN Ventures, LLC, by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20240423-0029158, in the Register's Office of Davidson County, Tennessee, dated April 19, 2024 and recorded on April 23, 2024.

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 December 19, 2024.

Signature
Date: December 19, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 19th day of December, 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