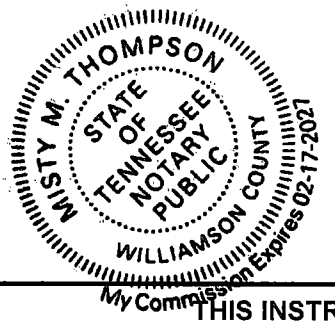
EV

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of January, 2025

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	TAX BILLS TO:	MAP PARCEL NUMBERS
Derek Horton/LPDJ, LLC	Derek Horton/LPDJ, LLC, a Virginia limited liability company	081-15-0-094.00
(NAME)	(NAME)	
5005 12th St S.	5005 12th St S.	
(ADDRESS)	(ADDRESS)	
Arlington, VA 22204	Arlington, VA 22204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1228757 DEEDWARR
01/22/2025 10:37:53 AM 2 pgs
Fees: $13.00 Taxes: $684.50
20250122-0004796

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, **CLS Rental Properties, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Derek Horton, a single man, a 50% undivided interest, and LPDJ, LLC, a Virginia Limited Liability Company, a 50% undivided interest,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 13 in S. A. Champion's Subdivision of Lots Nos. 85 to 168, Lots 169 to 228 and Lots 235 to 252 inclusive in the Harding Plan, as of record in Book 21, page 80, Register's Office for said County, and the plan of said subdivision being recorded in Book 161, page 132, Register's Office.

Said Lot No. 13 fronts 68.7 feet on the west side of 21st Avenue North, formerly Estrella Street, and runs back with the northerly margin of an alley, 154.7 feet to an alley in the rear on which it measures 69.4 feet.

Being the same property conveyed to CLS Rental Properties, LLC, a Tennessee limited liability company by quitclaim deed from LaQuita Summey, of record in Instrument No. 20250122-0004795 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2025, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 21, page 80 and Book 161, page 132; of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1407 21st Ave. N., Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (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 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 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 my/our hands this 10th day of January, 2025.

CLS RENTAL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By: Clarence Summey
Its: Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Clarence Summey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of CLS Rental Properties, LLC, a Tennessee limited liability company and that he as such Chief Manager executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and official at Franklin, Tennessee, seal this 10th day of January, 2025.

Notary Public
My Commission Expires: _____

File No.: 38992

