Karen Johnson Davidson County
Batch# 1229967 DEEDWARR
01/24/2025 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $4,125.50
20250124-0005590

Warranty Deed

TIFPHANY 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 $1,115,000.00. Affiant Subscribed and sworn to before me, this the 23rd day of January, 2025. Notary Public My commission expires: 5-9-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
CLF TN Ventures, LLC	New Owner(s)	117-13-0B-003.00-CO
116 Agnes Road #200		
Knoxville, TN 37919		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NEAL BRADBERRY THOMASON, TRUSTEE OF THE O.B. THOMASON LIVING TRUST DATED JUNE 13, 2024**, HEREINAFTER CALLED THE GRANTOR(S), 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 GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, pages 419 thru 421, amended in Book 6771, page 683, and in Book 6800, page 164, Register's Office for said County, to which plan reference is made for a more complete description.

Being a portion of the same property conveyed to O.B. Thomason by Quitclaim Deed from Thomason, Trustee of the Nell Thomason Residuary Trust of record in Instrument No. 20200121-0007068 Register's Office for Davidson County, Tennessee, dated January 20, 2020 and recorded on January 21, 2020.

Being the same property conveyed to O.B. Thomason and Neal Bradberry Thomason, Trustees of the O. B. Thomason Living Trust, established by the Revocable Trust Agreement of O.B. Thomason dated June 13, 2024, as amended and restated from time to time by Quitclaim Deed from O.B. Thomason of record in Instrument No. 20240620-0046329 Register's Office for Davidson County, Tennessee, dated June 14, 2024 and recorded on June 20, 2024. The said O.B. Thomason since died on August 22, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 138 Abbottsford Drive, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of January, 2025.

O.B. Thomason Living Trust dated June 13, 2024

By: _____ Trustee
Neal Bradberry Thomason, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Neal Bradberry Thomason, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of the O.B. Thomason Living Trust dated June 13, 2024, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 23rd day of January, 2025.

_____
Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON

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 January 23, 2025.

Signature
Date: January 23, 2025

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 23rd day of January, 2025 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