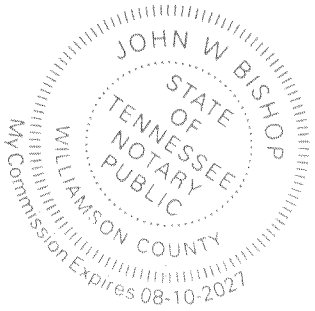
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,585,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF February, 2025.

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.: 2025-GTE-64

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John Austin Mays and Laura Laine	New Owner's	130 12 0 007.00
(NAME) 4415 Alcott Drive	(NAME)	
(ADDRESS) Nashville, TN 37215	(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 Austin Mays and Laura Laine, 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 property located at 4415 Alcott Drive, Nashville, TN 37215.

Karen Johnson Davidson County
Batch# 1242017 DEEDWARR
02/27/2025 03:51:30 PM 4 pgs
Fees: $23.00 Taxes: $5,864.50
20250227-0014870

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 27 day of February, 2025.

GRANTOR:

CLF TN Ventures, LLC, a Tennessee Limited Liability Company

By: CLF Business Holdings LLC, Member

By: _____
Charlie 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 Charlie L. Fenner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of CLF Business Holdings LLC, the Member of CLF TN Ventures, LLC, a Tennessee Limited Liability Company, the within named Grantor, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by himself in his capacity therefore.

WITNESS my hand, at office, this 27 day of February, 2025.



_____
Notary Public

My Commission Expires: 5-9-26

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of HYCREST ACRES III of record in Plat Book 2331, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 201 feet on the Westerly side of Alcott Drive and runs back between lines 199.2 feet on the Southerly side and 241.2 feet on the Northerly side to a broken line in the rear, measuring 206.4 feet thereon.

Being the same property conveyed to CLF TN Ventures, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Beverly H. Weems a/k/a Beverly Hesse Weems, of record in Instrument No. 20240802-0058833, in the Register's Office of Davidson County, Tennessee, dated July 31, 2024, and recorded on August 02, 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 27 day of February, 2025.

Affiant Signature
Date 2/27/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of February, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

