Karen Johnson Davidson County
Batch# 1248155 DEEDWARR
03/19/2025 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20250319-0019884

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

ORA KELLER NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/19/2028
COUNTY OF RUTHERFORD

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2025.

Notary Public
MY COMMISSION EXPIRES: 8.19.2028
File No. G25-22768

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Cavo Development of Tennessee, LLC (NAME)	New Owner (NAME)	029-00-0-358.00
SAME (STREET ADDRESS)	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Charlie LaRue and Michelle LaRue, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cavo Development of Tennessee, LLC** 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:

A tract of land located in Davidson County, Tennessee, on the East side of Clarksville Pike and being Tract #2 on a Survey made by H&H Land Surveying, Inc., Michael V. Holmes, RLS #213, dated September 5, 1993, and more particularly described as follows:

BEGINNING at an iron pin set in the East right of way of Clarksville Pike at the intersection with Eaton's Creek Road; thence with East right of way of Clarksville Pike, South 21 degrees 12' 00" West 294.49 feet to an iron pin set in the Northwest corner of Tract #2, the true point of beginning; thence South 87 degrees 55' 44" East 1013.39 feet to an iron pin set; thence South 2 degrees 18' 06" West 210.0 feet to an iron pin set; thence North 87 degrees 55' 44" West 1085.38 feet to an iron pin set in the right of way of Clarksville Pike; thence North 21 degrees 12' 00" East 222.27 feet to the Point of Beginning, containing 220,369 square feet or 5.059 acres.

BEING the same property conveyed to Charlie LaRue et ux, Michelle LaRue, by Warranty Deed from Helen Werrback, et al, dated 9/28/1993 and recorded 11/12/1993 in Book 9149, Page 483, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.
The signatures of Charlie LaRue and Michele Larue are signed by his/her duly appointed Attorney-in-fact Chandler LaRue, pursuant to the Power of Attorney recorded in Book _____, page _____, said Register's Office.

202503190019883

This is improved property, known as 5956 Clarksville Pike, Joelton, TN 37080.

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. Whenever 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 hand(s) this 14th day of March, 2025.

Charlie LaRue by Chandler LaRue, Attorney - In - Fact
Charlie LaRue by Chandler LaRue, his Attorney-In-Fact

Michelle LaRue by Chandler LaRue, Attorney - In - Fact
Michelle LaRue by Chandler LaRue, her Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Chandler LaRue Attorney in Fact for Charles L. Larue with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of March, 2025.

Elaine C. Williamson
Notary Public My Commission Expires: 6.16.26

ELAINE C WILLIAMSON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Chandler Larue Attorney in Fact for Michelle Larue, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of March, 2025.

Elaine C. Williamson
Notary Public My Commission Expires: 6.16.26

ELAINE C WILLIAMSON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 03/14/2025 (date of document).

Jami K Averwater

Affiant Signature

03/17/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 17th day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 8.19.2028

ORA KELLER NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/19/2028
COUNTY OF RUTHERFORD