**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1254253 DEEDWARR
03/31/2025 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $930.55
20250331-0024268

File No. DH-25-8790

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2027

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| CLF TN Ventures LLC | Same as New Owner | |
| (NAME) | (NAME) | |
| 510 Timmons Street | | 061-08-0-045.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, I/we, **Sheilah Dianne Horstman, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, 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, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being the westerly 100 feet of Lots Nos. 1 and 2 of Block 2 on the Plan of A. J. McGaughey's Subdivision, as of record in Book 547, Page 43, Registers Office for said County.**

**Said part of Lots 1 and 2 front 100 feet on the Northerly side of Log Cabin Road and runs back between parallel lines 200 feet to a dead line.**

**Being the same property conveyed to John Donald Horstman and wife, Sheilah Dianne Horstman by Warranty Deed from Michael King Jenks and wife, Elayne H. Jenks of record in Book 4618, page 544, Register's Office for Davidson County, Tennessee, dated July 12, 1972 and recorded on July 13, 1972. The said John Donald Hortsman subsequently died on March 7, 2023, thereby vesting title in Sheilah Dianne Horstman as tenant by the entirety.**

**This is property more commonly known as 4602 Log Cabin Road, Nashville, TN 37216.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 28th day of March, 2025.

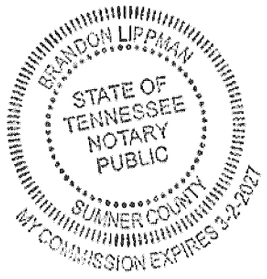
Sheilah Dianne Horstman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of March, 2025, before me personally appeared Sheilah Dianne Horstman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of March, 2025.

Notary Signature
My commission expires: 3-2-27




***Please Return to:***

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

Certificate of Authenticity

I, D Hardwick, 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 **March 28, 2025**.

Date

D Hardwick

Affiant Signature

**March 31, 2025**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **31st** day of **March**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

