Karen Johnson Davidson County
Batch# 1294372 DEEDWARR
07/07/2025 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20250707-0053264

WARRANTY DEED

NICOLE A ESTRELLA NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $875,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/03/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES August 19, 2028

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 836 North Thompson Lane
Ste 1D
Murfreesboro, TN 37129
file # 4012-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
CLF TN Ventures LLC	**Rain City Capital, LLC**	116-08-0-149.00
912 South Wilson Boulevard	12131 113th Avenue Northeast, Suite 201	
Nashville, TN 37215	Kirkland, WA 98034	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Malcolm Franklin Rose, III

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), 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 Lot No. 36 on the Plan of Woodmont Park Subdivision of record in Plat Book 547, Page 148, in the Register's Office for said County.

Said Lot No. 36 fronts 100 feet on easterly side of Wilson Boulevard and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Thomas D. Ferrell, Jr, and wife, Barbara J. Ferrell by Warranty Deed from E. Carlisle Beasley, Jr. and wife, June K. Beasley of record in Book 4730, page 224, Register's Office for Davidson County, Tennessee, dated July 17, 1973 and recorded on July 23, 1973 and Final Decree Recorded on February 15, 1977 in Book 5115 and Page 367.

Being the same property conveyed to Malcolm Franklin Rose, Jr by County Court Clerk's Deed from Thomas Douglas Ferrell, Jr., Administrator of the Estate of Barbara Hean Ferrell vs Tamisha Dae Ferrell, et al of record in Book 5120, page 425, Register's Office for Davidson County, Tennessee, dated March 2, 1977 and recorded on March 2, 1977.

Malcolm Franklin Rose, Jr., aka Malcolm Rose, Jr., having died testate on October 23, 2023, his interest in said property being devised to Malcom Rose III by Last Will and Testament as shown in Case No. 24P394, Seventh Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Malcolm Rose III by Executor's Deed from Malcolm Rose III, Executor of the Estate of Malcolm Franklin Rose, Jr., of record in Instrument No. 20250319-0020048 Register's Office for Davidson County, Tennessee, dated March 10, 2025 and recorded on March 19, 2025. Malcolm Rose III being the one and same as Malcolm Franklin Rose, III.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 912 South Wilson Boulevard Nashville, TN 37215

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on July 3, 2025.

Malcolm Franklin Rose III

Malcolm Franklin Rose, III

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, Malcolm Franklin Rose, III, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 3, 2025.

Nicola Estrella

Notary Public

My Commission Expires: August 19, 2028

NICOLA ESTRELLA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File #: 4012-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 2, 2025.

J. Carlton Drumwright

July 2, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 2, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY