Karen Johnson Davidson County
Batch# 1295589 DEEDWARR
07/10/2025 08:11:30 AM 7 pgs
Fees: $38.00 Taxes: $666.00
20250710-0054166

File No: NTN-1415446

After Recording, Send to:
AMT Title Services
5600 Mexico Road Suite 2
St. Peters, MO 63376

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Farhad Spindary, 9754 Jupiter Forest, Brentwood, TN 37027

Tax Parcel Number: 162 16 0A 085.00

GENERAL WARRANTY DEED

CJL Properties, LLC ("Grantor"), of **11093 Vista Santa Fe Lane, San Deigo, CA 92126**, for and in consideration of $10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to **Farhad Spindary** ("Grantee"), whose tax mailing address is **9754 Jupiter Forest, Brentwood, TN 37027**, the following described real estate situated in the County of Davidson, State of Tennessee:

A certain condominium apartment located in Davidson County, Tennessee, being Unit 27, Building No. 18, of the Mill Creek Club Condominiums, Addition to Sction 1, Phase 1, a/k/a Hickory Hollow Condominiums, as of record in Book 5050, Page 103, said Register's Office, to which reference is hereby made for a more complete and accurate description of said Unit.

Property commonly known as: 1616 Westgate Circle Suite 414, Brentwood, TN 37027

Parcel ID: 162 16 0A 085.00

Being the same property or a portion of the same property conveyed to CJL Properties, LLC by Instrument dated January 9, 2017 from Dale M. Williams filed on January 11, 2017 as Document Number 20170111-0003164 in the Davidson County records

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

STATE OF _____
COUNTY OF _____

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $180,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me on this the _____ day of _____, 20_____.

_____
Notary Public

My Commission Expires: _____

SEAL

See Attached Certificate

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SAN DIEGO

IMAD M. CHAER
COMM # 2425140
SAN DIEGO County
California Notary Public
Comm Exp Nov. 4, 2026

Place Notary Seal Above

Subscribed and sworn to (or affirmed) before me on this 25 day of June, 2025,
Date *Month* *Year*
by
(1) Christopher Jules Laverty
(and (2)),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: General Warranty Deed Document Date: 06/25/2025

Number of Pages: — Signer(s) Other Than Named Above:

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Executed by the undersigned on June, 25, 2025:

CJL Properties, LLC

By: _____

Name: Chris Lavertu

Its: Managing Member

STATE OF _____
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT _____ as _____ on behalf of **CJL Properties, LLC**, personally known to me or has produced _____ as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, 20____.

_____
Notary Public

See Attached Certificate

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

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State of California
County of SAN DIEGO

Subscribed and sworn to (or affirmed) before me on this 25 day of June, 2025.
Date *Month* *Year*
by (1) Christopher Jules Laverty
(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

IMAD M. CHAER
COMM # 2425140
SAN DIEGO County
California Notary Public
Comm Exp Nov. 4, 2026

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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Tennessee Certification of Electronic Document

I, ___**Meghan Napoli**_____, do herby 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 June 25th, 2025 (date of document).

Affiant Signature

June 25th 2025

Date

State of **Missouri**

County of **St. Louis**

Sworn to and subscribed before me this 25th day of June, 20 25.

JOANN KARN
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES JUNE 23, 2027
ST. CHARLES COUNTY
COMMISSION #06434762

Notary's Signature

MY COMMISSION EXPIRES: June 23, 2027

NOTARY'S SEAL: