Karen Johnson Davidson County
Batch# 1302900 DEEDWARR
07/28/2025 11:55:30 AM 4 pgs
Fees: $23.00 Taxes: $5,735.00
20250728-0059386

WARRANTY DEED

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF July, 2025.

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-338

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Barbara A. Fritch and Herbert A. Fritch	Same as new owner	117 13 0B 003.00
(NAME) 138 Abbottsford	(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**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Barbara A. Fritch and Herbert A. Fritch, wife and husband** (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 (the "Permitted Exceptions").

This is improved property located at 138 Abbottsford, Nashville, TN 37215.

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 itself, and its successors 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 28th day of July, 2025.

GRANTOR:

CLF TN Ventures LLC, a Tennessee Limited Liability Company

By: _____
Charlie L. Fenner, Authorized 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 Fenner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Member of CLF TN Ventures LLC, a Tennessee Limited Liability Company, the within named Grantor, and that he/she 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/herself as Authorized Member of the Limited Liability Company.

WITNESS my hand, at office, this 28 day of July, 2025.

_____
Notary Public



My Commission Expires: 5-9-26

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of PHASE ONE OF ABBOTTSFORD, as of record in Plat Book 6250, Pages 419 thru 421, amended in Book 6771, Page 683, and in Book 6800, Page 164, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to O.B. Thomason, by Quitclaim Deed from O.B. Thomason, Trustee of the Nell Thomason Residuary Trust, of record in Instrument No. 20200121-0007068, in the Register's Office of Davidson County, Tennessee, dated January 20, 2020, and recorded on January 21, 2020.

Being the same property conveyed to O. B. Thomason and Neal Bradberry Thomason, Trustees of the O.B. Thomason Living Trust, established by the Revocable Trust Agreement of O.B. Thomason dated June 13, 2024, by Quitclaim Deed from O.B. Thomason, of record in Instrument No. 20240620-0046329, in the Register's Office of Davidson County, Tennessee, dated June 14, 2024 and recorded on June 20, 2024. The said O. B. Thomason since died on August 22, 2024.

Being the same property conveyed to CLF TN Ventures, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Neal Bradberry Thomason, Trustee of the O.B. Thomason Living Trust dated June 13, 2024, of record in Instrument No. 20250124-0005590, in the Register's Office of Davidson County, Tennessee, dated January 23, 2025 and recorded on January 24, 2025.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 28, 2025.

Affiant Signature

July 28, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28th day of July, 2025.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 03/09/27