Karen Johnson Davidson County
Batch# 1316680 DEEDWARR
08/29/2025 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20250829-0069544

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 25031734** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 27th day of August, 2025.<br><br>Notary Public<br>My Commission Expires: 5-9-26 |

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

# WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>CLF TN Ventures, LLC<br>4111 Legend Hall Drive<br>Nashville TN 37215 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>131 01 0A 147.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patricia V. Brooks, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CLF TN Ventures, LLC, a Tennessee limited liability company**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being certain premises comprised a portion of Legend Hall, having been established as a Horizontal Property Regime by Master Deed and By-Laws dated the 18th day of July 1975, of record in Book 4934, Page 15, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Unit No. 4111 in LEGEND HALL, a horizontal property regime, located at 4111 Legend Hall Drive in Nashville, Davidson County, Tennessee, as shown on the Plan of Legend Hall, recorded in Book 4860, Page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Together with the undivided interest in common elements declared in the Master Deed and By-Laws appurtenant to such unit.

Being the same property conveyed to Charles Brooks III and wife Patricia V. Brooks, by Special Warranty Deed from Third National Bank in Tennessee, of record in Book 8696, Page 276, in the Register's Office of Davidson County, Tennessee, dated August 05, 1992, and recorded on August 06, 1992. The said Charles Brooks III died on March of 2024, leaving Patricia V. Brooks as surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LEGEND HALL, as recorded in Plat Book 4860, Page(s) 40 with resubdivision recorded in Plat Book 5200, Page 275 as amended in Book 7864, Page 10.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LEGEND HALL, as recorded in Plat Book 4675, Page(s) 115.

Covenants, Conditions and Restrictions as set forth in HORIZONTAL PROPERTY REGIME, KNOWN AS LEGEND HALL recorded in Book 4934, Page 15 as amended in Book 7117, Page 22; Book 8155, Page 382; Instrument No. 20030612-0081622 and Instrument No. 20030815-0118252.

ByLaws for Legend Hall Association of Home Owners recorded as Book 5627, Page 846 as amended in Book 5903, Page 27.

ByLaws for Association of Owners of Legend Hall recorded as Instrument No. 20001019-0103594.

Copies of the supporting documents have been hyperlinked for your convenience: SP-Search Package

This is improved property located at 4111 Legend Hall Drive Nashville TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 27th day of August, 2025.

Patricia V Brooks

Patricia V. Brooks

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patricia V. Brooks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 2025.

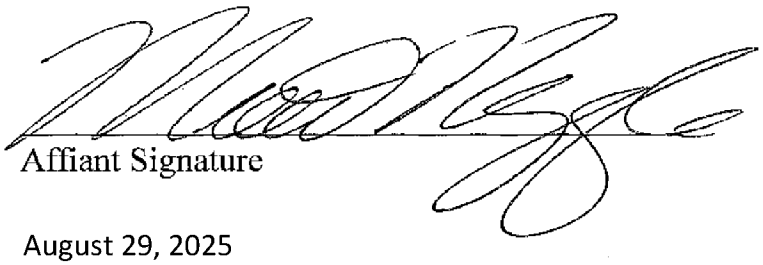
Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

**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 August 29, 2025.



Affiant Signature

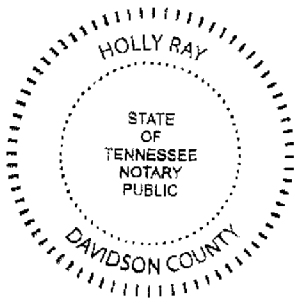
August 29, 2025

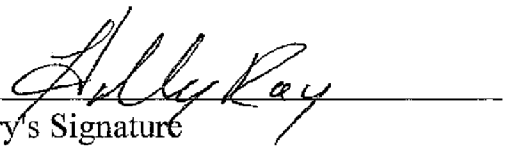
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29th day of August, 2025.



Notary's Signature

My Commission Expires: 03/09/27