Karen Johnson Davidson County
Batch# 1324144 DEEDWARR
09/18/2025 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20250918-0074803

THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8880-WE	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 825,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF SEPTEMBER, 2025. Notary Public MY COMMISSION EXPIRES: 5-8-29 (AFFIX SEAL)

CAITLIN LLOYD-MCKEIGHEN · NOTARY PUBLIC · STATE OF TENNESSEE · COUNTY OF DAVIDSON · MY COMM. EXPIRES MAY 8, 2029

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLF TN VENTURES LLC	NEW OWNER	
3513 Rainbow Place	510 TIMMONS STREET	118-14-0-052.00
Nashville, TN 37204	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, **Elizabeth Zechmeister and Andrew Apodaca, wife and husband**

HEREINAFTER CALLED THE GRANTORS, 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 GRANTEES, 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, TRACT I: Being the South part of Lot No. 86 on the Map of WOODMONT BOULEVARD SECTION OF MARENGO PARK, as of record in Plat Book 1130, Page 2, in the Register's Office for Davidson County, described as follows: Beginning at a point in the Westerly margin of Rainbow Place, formerly Shirley Place, 10.0 feet South of the corner of Lots 84 and 86; thence Westerly parallel to said line between Lots 84 and 86, 200.67 feet to the Easterly line of Lot No. 85; thence with the line of said Lot No. 85 Southerly 75.0 feet to the Northerly margin of Winston Place; thence with the margin of the same, Easterly 173.4 feet to a point, the beginning of a curve; thence around said curve in a Northerly and Northwesterly direction, having a radius of 30 feet, 46.0 feet to the Westerly margin of Rainbow Place; thence with the margin of the same, Northerly 56.0 feet to the point of beginning.

TRACT II: Being a 15-foot strip of land extending along the Southerly border of Lot No. 86 on the Map of WOODMONT BOULEVARD SECTION OF MARENGO PARK, as of record in Plat Book 1130, Page 2, in the Register's Office for Davidson County, which strip of land is a portion of the 50 foot right of way designated on map as Winston Place and later abandoned by the City of Oak Hill.

Being the same property conveyed to Elizabeth Zechmeister and Andrew Apodaca, wife and husband, by Warranty Deed from Susan O'hara and Jed Hilly, wife and husband, of record in Instrument No. 20090729-0071139, in the Register's Office of Davidson County, Tennessee, dated July 27, 2009, and recorded on July 29, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **3513 Rainbow Place, Nashville, TN 37204**

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 our hands this the 17 day of September, 2025.

Elizabeth Zechmeister

Andrew Apodaca

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth Zechmeister,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17 day of September 2025.

My Commission expires: _____

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew Apodaca,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17 day of September 2025.

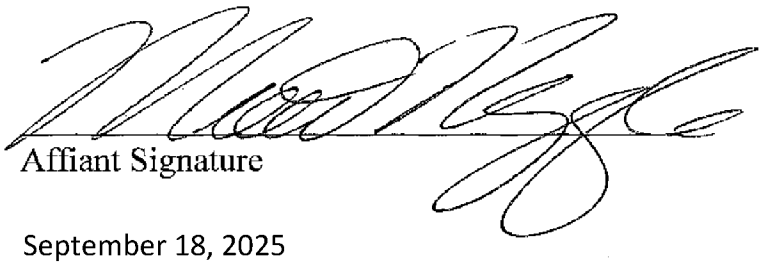
My Commission expires: _____

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

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 September 17, 2025.



Affiant Signature

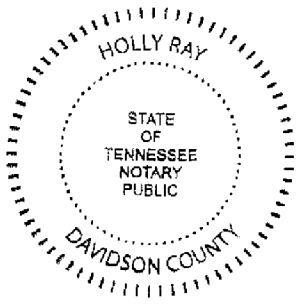
September 18, 2025

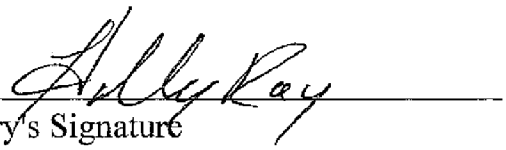
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of September, 2025.





Notary's Signature

My Commission Expires: 03/09/27