Prepared by
Record and Return to
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 100
Nashville, TN 37215

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,900 00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2025 Notary Public MY COMMISSION EXPIRES (AFFIX SEAL)

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2028

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

File No 2025-GTE-470

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Kathryn Marcario and Ryan Culligan	Same as new owner	061 08 0 045 00
(NAME) 4602 Log Cabin Road	(NAME)	
(ADDRESS) Nashville, TN 37216	(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**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Ryan Culligan and Kathryn Marcario, husband and wife** (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 4602 Log Cabin Road, Nashville, TN 37216.

Karen Johnson
Batch # 1329639
10/02/2025 12 15 PM
Fees $18 00 Taxes $2,959 63

Davidson County
DEEDWARR
3 pgs

20251002-0078696

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 30th day of September, 2025.

GRANTOR:

CLF TN Ventures LLC, a Tennessee Limited Liability Company

By: _____

Charles 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 Charles L. 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 30 day of September, 2025.



_____

Notary Public

My Commission Expires: 5-9-26

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being the Westerly 100 feet of Lots Nos. 1 and 2 of Block 2 on the Plan of A. J. MCGAUGHEY'S SECOND HAYSBORO SUBDIVISION, as of record in Plat Book 547, Page 43, Register's Office for said County.

Said part of Lots 1 and 2 front 100 feet on the Northerly side of Log Cabin Road and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to CLF TN Ventures LLC, a Tennessee Limited Liability Company, by Warranty Deed from Sheilah Dianne Horstman, an unmarried woman, of record in Instrument No. 20250331-0024268, in the Register's Office of Davidson County, Tennessee, dated on March 28, 2025 and recorded on March 31, 2025.

Being the same property conveyed to John Donald Horstman and wife, Sheilah Dianne Horstman, by Warranty Deed from Michael King Jenks and wife, Elayne H. Jenks, of record in Book 4618, Page 544, in the Register's Office of Davidson County, Tennessee, dated on July 12, 1972 and recorded on July 13, 1972. The said John Donald Horstman died on March 07, 2023, leaving Sheilah Dianne Horstman as surviving tenant by the entirety.