RECORDING INFO	STATE OF TENNESSEE) COUNTY OF ROBERTSON)
Karen Johnson Davidson County Batch# 1361254 DEEDWARR 12/23/2025 01:22:30 PM 3 pgs Fees: $18.00 Taxes: $1,165.50 20251223-0102159	The actual consideration for this transfer or value of property transferred (whichever is greater) is $315,000.00. Affiant Sworn to and subscribed before me this 19th day of December, 2025. Notary Public My Commission Expires: 12/29/2028 LISA G. HODGE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Grace Ann Branlund 56 Creighton Avenue Nashville, TN 37206	The Farmers Bank 121 Village Dr., Ste. 103 Portland, TN 37148	083 02 0 223.00

THIS GENERAL WARRANTY DEED is made and effective as of the 19th day of December, 2025 (the "***Effective Date***"), by and between:

CLF TN VENTURES LLC, A TENNESSEE LIMITED LIABILTY COMPANY ("***Grantor***"); and

GRACE ANN BRANLUND, an unmarried woman ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Land in Davidson County, Tennessee, being Lot No. 24, on the Plan of SCOTT AVENUE ANNEX, of record in Plat Book 2331, page 87, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to CLF TN Ventures LLC, a Tennessee Limited Liability Company, by Warranty Deed from Nashville Metro Holdings, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20240828-0066054, in the Register's Office of Davidson County, Tennessee, dated August 23, 2024 and recorded on August 28, 2024.

This is improved property commonly known as 56 Creighton Avenue, Nashville, TN 37206.

This conveyance is being made subject to (i) taxes for the year 2026, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SCOTT AVENUE ANNEX, as recorded in Plat Book 2331, Page(s) 87.

3. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2485, Page 634.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

CLF TN Ventures LLC, a Tennessee limited liabilty company

BY: CLF Business Holdiings LLC,
Charles L. Fenner, Member

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, CHARLES L. FENNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Sole Member of CLF TN Ventures LLC, a Tennessee limited liabilty company, and is authorized and empowered to execute this instrument on behalf of such limited liability company as its free act and deed.

Witness my hand, at office, this 19th day of December, 2025.

Notary Public

My Commission Expires: 12/29/2028

LISA G. HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

TRUE COPY CERTIFICATION

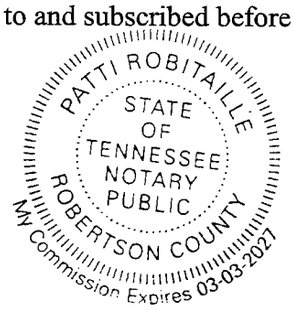
I, LISA HODGES, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 19, 2025 (date of document).

Affiant Signature

Date: 12/22/2025

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 22nd day of December, 2025.



Patti Robitaille

Notary Public

My Commission Expires: _____