Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible] Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,379,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF April, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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

File No.: 2026-GTE-176

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hannah Eason Bates and Phillip Dale Bates, Jr.	Same as new owner	103 12 0 021.00
(NAME) 215 Cherokee Road	(NAME)	
(ADDRESS) Nashville, TN 37205	(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 **Hannah Eason Bates and Phillip Dale Bates Jr., 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 2026 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 215 Cherokee Road, Nashville, TN 37205.

Karen Johnson
Batch # 1417305
05/07/2026 09:31:27 AM
Fees: $18.00 Taxes: $5,102.30
Davidson County
DEEDWARR
3 pgs
20260507-0041106

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 27th day of April, 2026.

GRANTOR:

CLF TN Ventures, LLC

By: CLF Business Holdings, LLC, Sole Member

By: Charles L. Fenner, Sole 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 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, and CLF Business Holdings, 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 27th day of April, 2026.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 03/09/27

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 20 of Block "L" on the Map of CHEROKEE PARK, THIRD SECTION, as of record in Plat Book 843, Pages 2 and 3, Register's Office for said County.

Said Lot No. 20 fronts 60 feet on the Westerly side of Cherokee Road, and runs back 125.81 feet on the Northerly line, and 125.72 feet on the Southerly line, to a dead line, and measures 60 feet thereon.

Being the same property conveyed to CLF TN Ventures LLC, a Tennessee Limited Liability Company, by Warranty Deed from Martin Bubis and Wife, Jayne Bubis, of record in Instrument No. 20250507-0035863, in the Register's Office of Davidson County, Tennessee, dated April 30, 2025, and recorded on May 07, 2025.

Being the same property conveyed to Martin Bubis and wife, Jayne Bubis, by Quitclaim Deed from Harriet K. Bubis, a widow, of record in Instrument No. 20070514-0057406, in the Register's Office of Davidson County, Tennessee, dated May 11, 2007, and recorded on May 14, 2007.

Being the same property conveyed to Reynold Bubis and wife, Harriet K. Bubis, by Warranty Deed from Alan Bubis and wife, Harriet Bubis, of record in Book 3571, Page 527, in the Register's Office of Davidson County, Tennessee, dated April 21, 1961, and recorded on June 07, 1963. The said Reynold Bubis died on January 13, 1996, leaving Harriet K. Bubis as surviving tenant by the entirety.