Karen Johnson Davidson County
Batch# 1422087 DEEDWARR
05/19/2026 01:26:30 PM 4 pgs
Fees: $23.00 Taxes: $3,885.00
20260519-0045014

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-8-2029
(AFFIX SEAL)

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

File No.: 2026-GTE-40

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John Cameron Tully and Carleigh Fell Tully	Same as new owner	129 05 0 031.00
(NAME) 215 Rolling Fork Court	(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 **John Cameron Tully and Carleigh Fell Tully, 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 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 Rolling Fork Court, Nashville, TN 37205.

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 himself, and his heirs 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 15th day of May, 2026.

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 the State aforesaid, personally appeared CLF TN Ventures LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 15th day of May, 2026.

_____
Notary Public

My Commission Expires: 5-8-2029

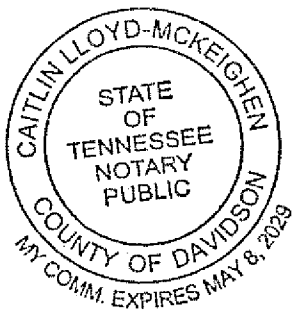


EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 902 on the Plan of WEST MEADE FARMS, INC., SECTION XIII, of record in Plat Book 2331, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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. 20250114-0002935, in the Register's Office of Davidson County, Tennessee, dated January 13, 2025, and recorded on January 14, 2025.

Being the same property conveyed to Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Julie M. McPeak, unmarried, of record in Instrument No. 20250114-0002855, in the Register's Office of Davidson County, Tennessee, dated January 13, 2025, and recorded on January 14, 2025.

Being the same property conveyed to Julie M. McPeak, unmarried, by Warranty Deed from Frank Vincent Neeley, unmarried, of record in Instrument No. 20150722-0071683, in the Register's Office of Davidson County, Tennessee, dated July 20, 2015, and recorded on July 22, 2015.

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 May 15, 2026.

Affiant Signature

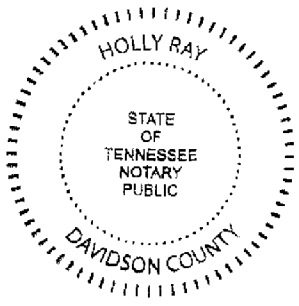
May 15, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th day of May, 2026.



Notary's Signature

My Commission Expires: 03/09/27