Karen Johnson Davidson County
Batch# 1450657 DEEDWARR
07/22/2026 01:43:30 PM 4 pgs
Fees: $23.00 Taxes: $6,234.50
20260722-0066599

WARRANTY DEED

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires 02/18/2029

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,685,000.00

Michelle W Kendrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF JULY, 2026.

Patricia L Hurtt
Notary Public

MY COMMISSION EXPIRES: 2/18/29
(AFFIX SEAL)

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

File No.: 2026-GTE-291

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lee Thomas Nutini and Paige Ayres Nutini	Same as new owner	131 01 0A 147.00
(NAME) 4111 Legend Hall Drive	(NAME)	
(ADDRESS) Nashville, TN 37215	(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 **Lee Thomas Nutini and Paige Ayres Nutini**, a married couple (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 4111 Legend Hall Drive, Nashville, TN 37215.

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 ~~8th~~ 20th day of July, 2026.

GRANTOR:

CLF TN Ventures LLC,
a Tennessee limited liability company

By: _____
Charlie 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 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 to be the Authorized Member of CLF TN Ventures LLC, a Tennessee limited liability company, the within named Grantor, and that he 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 as Authorized Member of the limited liability company.

WITNESS my hand, at office, this 20 day of July, 2026.



_____
Notary Public

My Commission Expires: 5/12/30

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being certain premises comprised a portion of Legend Hall, having been established as a Horizontal Property Regime by Master Deed and By Laws dated the 18th day of July 1975, of record in Book 4934, Page 15, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Unit No. 4111 in LEGEND HALL, a horizontal property regime, located at 4111 Legend Hall Drive in Nashville, Davidson County, Tennessee, as shown on the Plan of A RESUBDIVISION OF LEGEND HALL, recorded in Plat Book 5200, Page 275, as amended in Book 7864, Page 10 Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Together with the undivided interest in common elements declared in the Master Deed and By-Laws appurtenant to such unit.

Being the same property conveyed to CLF TN Ventures, LLC, a Tennessee limited liability company, by Warranty Deed from Patricia V. Brooks, an unmarried woman, of record in Instrument No. 20250829-0069544, in the Register's Office of Davidson County, Tennessee, dated August 27, 2025, and recorded on August 29, 2025.

Being the same property conveyed to Charles Brooks III and wife Patricia V. Brooks, by Special Warranty Deed from Third National Bank in Nashville, a national banking association, of record in Book 8696, Page 276, in the Register's Office of Davidson County, Tennessee, dated August 05, 1992, and recorded on August 06, 1992. The said Charles Brooks III died on March 13, 2024, leaving Patricia V. Brooks as surviving tenant by the entirety.

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 7.20.26 (date of document).

Michelle W Kendig
Affiant Signature

7.20.26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20 day of July, 2026.

Patricia L Hurtt
Notary's Signature

My Commission Expires: 2/18/29

Notary's Seal

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires 02/18/2029