Karen Johnson Davidson County
Batch# 1451864 DEEDQC
07/27/2026 01:36:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260727-0068145

File No: TN-2605-023905-RF

After Recording, Send to:
Charles Lawrence Fenner and Erin Brooks Fenner
912 Wilson Blvd., Nashville, TN 37215

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Charles Lawrence Fenner and Erin Brooks Fenner, 912 Wilson Blvd., Nashville, TN 37215

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: APN: 116-08-0-149-00

QUITCLAIM DEED

CLF TN Ventures LLC, a Tennessee Limited Liability Company ("Grantor"), of **912 Wilson Blvd., Nashville, TN 37215**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, releases and quitclaims to **Charles Lawrence Fenner** and **Erin Brooks Fenner,** Husband and Wife ("Grantee"), whose tax mailing address is **912 Wilson Blvd., Nashville, TN 37215,** with quitclaim covenants, all the right, title, interest and claim which the said Grantor has in the following described real estate:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Woodmont Park Subdivision of record in Plat Book 547, Page 148, in the Register's Office for said County.

Said Lot No. 36 fronts 100 feet on easterly side of Wilson Boulevard and runs back between parallel lines 200 feet to a dead line.

APN: 116-08-0-149-00

Property Address is: 912 Wilson Blvd., Nashville, TN 37215

Being that property conveyed from Malcolm Franklin Rose, III to CLF TN Ventures LLC, a Tennessee Limited Liability Company by Warranty Deed recorded July 7, 2025 as Instrument Number 20250707-0053264 in the Official County Records.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on July 20, 2026:

CLF TN Ventures LLC, a Tennessee Limited Liability Company

By: _____

Name: Charles L. Fenner
Its: Managing Member

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Charles L. Fenner** as Managing Member on behalf of **CLF TN Ventures LLC, a Tennessee Limited Liability Company**, personally known to me or has produced TN Drivers license as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 20th day of July, 2026.

Cynthia H Loflin
Notary Public
my commission exps 10-24-2028

CYNTHIA H LOFLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-24-2028

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this the 20th day of July, 2026.

Cynthia H Loflin
Notary Public

My Commission Expires: 10/24/28

SEAL

CYNTHIA H LOFLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-24-2028

Tennessee Certification of Electronic Document

I, Joellet A. Jenkins 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 07/20/2026 (date of document).

Joellet A. Jenkins
Affiant Signature

07/22/2026
Date

State of California

County of Orange

Sworn to and subscribed before me this 22nd day of July, 2026.

MA VERONICA B. REZABA
Notary Public - California
Orange County
Commission # 2456470
My Comm. Expires Aug 1, 2027

Notary's Signature

MY COMMISSION EXPIRES: 08-01-2027

NOTARY'S SEAL