Karen Johnson Davidson County
Batch# 1474154 DEEDWARR
09/16/2026 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,423.58
20260916-0086313

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260855448**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $ 384,750.00 Affiant Subscribed and sworn to before me, this 16th day of September, 2026. Notary Public My Commission Expires: 1/4/2027

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Richard Chi and Megan Chi 205 Glenrose Ct Nashville TN 37210	Send Tax Bills To: New owner @ property	Tax Information: Tax Parcel ID No. 119-07-0-139.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clifton Holdings LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Chi and Megan Chi, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Section One, Rosewood Estates of record in Plat Book 4955, Page 29, 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 Clifton Holdings LLC, a Tennessee Limited Liability Company by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee Limited liability Company of record in Instrument No. 20260217-0012439 Register's Office for Davidson County, Tennessee, dated February 13, 2026 and recorded on February 17, 2026.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4955, Page 29, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5110, Page 595, as amended in Book 5176, Page 649 and Book 5624, Page 398, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement to Qwest Communications International, Inc. of record in Instrument Number 20120228-0017172, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 205 Glenrose Ct Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of September, 2026.

Clifton Holdings LLC

BY: _____
Raymond Clifton, Sole Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Raymond Clifton, 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 sole member of Clifton Holdings, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such sole member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such sole member

Witness my hand and official seal, on this 15th day of September, 2026.

_____
Notary Public



Certificate of Authenticity

I, Harly Pickerign, 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 9/15/26.

Date

Affiant Signature

9/16/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of September, 2026.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: _____
Date

Notary's Seal (if on paper)