Karen Johnson Davidson County
Batch# 1115409 DEEDWARR
03/27/2024 10:12:30 AM 4 pgs
Fees: $23.00 Taxes: $4,810.00
20240327-0021237

WARRANTY DEED

BRIDGETTE N SLOVER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF March, 2024

Notary Public

MY COMMISSION EXPIRES: 3/15/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Canaan Builders LLC	SEND TAX BILLS TO: new owner	
(NAME) 4006 W Burton St	(NAME)	
(ADDRESS) Murfreesboro, TN 37130	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RK Junior Contracting Services, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Canaan Builders LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I: 1824 Ashton Ave. ,Nashville, TN 37218 - M&P 069160K00100CO
Land in Davidson County, Tennessee, being Unit 1824 of HOMES AT 1824 & 1826 ASHTON AVENUE, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20230714-0054290, 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 a part of the same property conveyed to RK Junior Contracting Services, LLC, by Warranty Deed dated January 6, 2023, of record at Instrument No. 20230110-0002106 and Scrivener's Affidavit at Instrument No. 20230508-0034277 in the Register's Office of Davidson County, Tennessee.

TRACT II: 1826 Ashton Ave., Nashville, TN 37218 - M&P: 069160K00200CO
Land in Davidson County, Tennessee, being Unit 1826 of HOMES AT 1824 & 1826 ASHTON AVENUE, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20230714-0054290, 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 a part of the the same property conveyed to RK Junior Contracting Services, LLC, by Warranty Deed dated January 6, 2023,of record at Instrument No. 20230110-0002106 and Scrivener's Affidavit at Instrument No. 20230508-0034277 in the Register's Office of Davidson County, Tennessee.

TRACT III: 1828 Ashton Ave., Nashville, TN 37218 - M&P: 069160L00100CO
Land in Davidson County, Tennessee, being Unit 1828 of HOMES AT 1828 & 1830 ASHTON AVENUE , a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20230714-0054291, 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 a part of the same property conveyed to RK Junior Contracting Services, LLC, by Warranty Deed dated January 6, 2023, of record at Instrument No. 20230110-0002106 and Scrivener's Affidavit at Instrument No. 20230508-0034277 in the Register's Office of Davidson County, Tennessee.

TRACT IV: 1830 Ashton Ave. ,Nashville, TN 37218 - M&P: 069160L00200CO
Land in Davidson County, Tennessee, being Unit 1830 of HOMES AT 1828 & 1830 ASHTON AVENUE , a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20230714-0054291, 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 a part of the same property conveyed to RK Junior Contracting Services, LLC, by Warranty Deed dated January 6, 2023, of record at Instrument No. 20230110-0002106 and Scrivener's Affidavit at Instrument No. 20230508-0034277 in the Register's Office of Davidson County, Tennessee.

TRACT V: 1832 Ashton Ave., Nashville, TN 37218 - M&P: 069160M00100CO
Land in Davidson County, Tennessee, being Unit 1832 of HOMES AT 1832 & 1834 ASHTON AVENUE , a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20230714-0054292, 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 a portion of the same property conveyed to Rk Junior Contracting Services, LLC, by Warranty Deed dated May 25, 2023, of record at Instrument No. 20230530-0040574 in the Register's Office of Davidson County, Tennessee.

TRACT VI: 1834 Ashton Ave., Nashville, TN 37218 - M&P: 069160M00200CO
Land in Davidson County, Tennessee, being Unit 1834 of HOMES AT 1832 & 1834 ASHTON AVENUE , a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20230714-0054292, 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 a portion of the same property conveyed to Rk Junior Contracting Services, LLC, by Warranty Deed dated May 25, 2023, of record at Instrument No. 20230530-0040574 in the Register's Office of Davidson County, Tennessee.

TRACT VII: 1836 Ashton Ave., Nashville, TN 37218 - M&P: 069160N00100CO
Land in Davidson County, Tennessee, being Unit 1836 of HOMES AT 1836 & 1838 ASHTON AVENUE , a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20230714-0054293, 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 a portion of the same property conveyed to Rk Junior Contracting Services, LLC, by Warranty Deed dated May 25, 2023, of record at Instrument No. 20230530-0040574 in the Register's Office of Davidson County, Tennessee.

TRACT VIII: 1838 Ashton Ave., Nashville, TN 37218 - M&P: 069160N00200CO
Land in Davidson County, Tennessee, being Unit 1838 of HOMES AT 1836 & 1838 ASHTON AVENUE , a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20230714-0054293, 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 a portion of the same property conveyed to Rk Junior Contracting Services, LLC, by Warranty Deed dated May 25, 2023, of record at Instrument No. 20230530-0040574 in the Register's Office of Davidson County, Tennessee.

TRACT IX: 1909 Ashton Ave., Nashville, TN 37218 - M&P: 069160O00100CO
Land in Davidson County, Tennessee, being Unit A of HOMES AT 1909 ASHTON AVE , a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20230714-0054294, 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 a part of the same property conveyed to RK Junior Contracting Services, LLC, by Warranty Deed dated May 25, 2023, of record at Instrument No. 20230530-0040544, in the Register's Office of Davidson County, Tennessee.

TRACT X: 1911 Ashton Ave., Nashville, TN 37218 - M&P: 069160O00200CO
Land in Davidson County, Tennessee, being Unit B of HOMES AT 1909 ASHTON AVE , a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20230714-0054294, 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 a part of the same property conveyed to RK Junior Contracting Services, LLC, by Warranty Deed dated May 25, 2023, of record at Instrument No. 20230530-0040544, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 21st day of March, 2024.

RK Junior Contracting Services, LLC

By: Ronnie Kelley, Jr., Sole Member

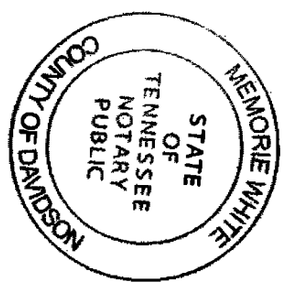
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Ronnie Kelley, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Sole Member** of **RK Junior Contracting Services, LLC**, a Tennessee Limited Liability Company, and that he as such **Sole Member**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **RK Junior Contracting Services, LLC**, in his capacity as **Sole Member.**

WITNESS my hand and official seal at office this 21st day of March, 2024.

Notary Public

My Commission Expires: 3-3-2025



Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 3/21/24 (date of document).

Affiant Signature

3/27/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 27th day of March, 2024.

BRIDGETTE N SLOVER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 3-15-2025