Karen Johnson Davidson County
Batch# 1249368 DEEDQC
03/24/2025 09:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250324-0021661

Name and Address of New Owner:
Canaan Builders LLC
406 W Burton St
Murfreesboro, TN 37130

Send Tax Statements To:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-25020200

Map and Parcel: 072 02 0D 003.00

PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES

QUITCLAIM DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hensley Group LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTORS have bargained and sold, and by these presents do transfer and convey unto **Canaan Builders LLC, a Tennessee limited liability company**, hereinafter called the GRANTEES, their successors and assigns, all of the interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County,Tennessee, and being all of Unit 3, TEN-SIXTEEN WEST KIRKLAND AVENUE, a Horizontal Property Regime With Private Elements, established pursuant to the provisions of Tennessee Code Annotated 66-27-103(B), under Declaration of Covenants, Conditions and Restrictions for Ten-Sixteen West Kirkland Avenue, a Horizontal Property Regime With Private Elements of record in Instrument Number 20230613-0044936, in the Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration of Condominium, together with the percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being a portion of the same property conveyed to Hensley Group LLC, a Tennessee Limited Liability Company by Warranty Deed filed for record on June 3, 2022 in Instrument Number 20220603-0064470, of the Register's Office of Davidson County, Tennessee.

This is improved property known as: **1016-C W Kirkland Ave, Nashville, TN 37216**

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 19 day of March, 2025

Hensley Group LLC

BY: _____
Michael Eric Hensley, Managing Member

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Michael Eric Hensley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Managing Member of Hensley Group LLC and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Managing Member.

Witness my hand and seal this 19 of March, 2025.

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
Notary Public
My Commission Expires: 2/21/2027

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 19 day of March, 2025.

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
Notary Public
My Commission Expires: 2/21/2027

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 3/19/25 (date of document).

Affiant Signature

3/21/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21st day of March, 2025.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029