Name and Address of New Owner:
Jennifer Jeffery and Madilyn Petry
6231 Patton Rd
Arrington TN 37014

Send Tax Statements To:
Same owners

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-25050632

Map and Parcel: 069 16 0K 001.00 and 069 16 0K 002.00

Karen Johnson Davidson County
Batch# 1303358 DEEDWARR
07/29/2025 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $3,811.00
20250729-0059892

WARRANTY 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, **Canaan Builders LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Jennifer Jeffery and Madilyn Petry, tenants in common**, hereinafter called the GRANTEES, their heirs and assigns, a 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 Nos. 1824 & 1826, 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 of 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 Canaan Builders LLC, a Tennessee limited liability company by Warranty Deed filed for record on March 27, 2024 in Instrument Number 20240327-0021237, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions for Homes as 1824 & 1826, ASHTON AVE., a Horizontal Property Regime with Private Elements of record in Instrument Number 20230714-0054290; All matters of plat as set forth on Exhibit "B" of 824 & 1826, Homes at 1824 & 1826, ASHTON AVE., a Horizontal Property Regime With Private Elements of record in Instrument Number 20230714-0054290; By-Laws as set forth on Exhibit "C" of 824 & 1826, Homes at 1824 & 1826, ASHTON AVE., a Horizontal Property Regime With Private Elements of record in Instrument Number 20230714-0054290; Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20250519-0039045; All matters as set forth per Final Plat, Re-Subdivision of Lot #36 on the Plan of Ashton's Subdivision of the L. M. Lewis Farm at Bordeaux of record in Instrument Number 20230609-0043914; All matters of prior plat of record in Book 421, page 19; Easement for a water line on parent tract of record in Book 1049, page 496; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1824 and 1826 Ashton Avenue, Nashville, TN 37218

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 assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 our hand this 22nd day of July, 2025.

Canaan Builders LLC

BY: _____

Angela Murphy, Authorized Agent

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Angela Murphy, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Authorized Agent of Canaan Builders LLC and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Authorized Agent.

Witness my hand and seal this 22ND of July, 2025.

HEATHER LEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES JANUARY 21, 2029

_____

Notary Public

My Commission Expires: 1-21-29

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,030,000.00.

_____

Affiant Signature

Subscribed and sworn to before me, this 22nd day of July, 2025.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____

Notary Public

My Commission Expires: 1/21/2029

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 7/22/25 (date of document).

Affiant Signature

7/29/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29th day of July, 2025.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029