Karen Johnson Davidson County
Batch# 1320278 DEEDWARR
09/09/2025 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $9,527.50
20250909-0072056

8534

Name and Address of New Owner:
FTFN19 Community Property Trust u/a/d February 2, 2024
2823 Sugar Tree Road
Nashville, TN 37215

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-25070947

Map and Parcel: 117-13-0-070.00

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 **FTFN19 Community Property Trust u/a/d February 2, 2024**, hereinafter called the GRANTEES, their successors 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 Lot No. 84, Woodmont Estate, Section II, according to survey and plat of same appearing of record in Book 1130, page 99, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Canaan Builders LLC, a Tennessee limited liability company by Warranty Deed from Bell Rock Income Fund 2, LLC of record in Instrument No. 20230714-0053996, Register's Office for Davidson County, Tennessee, dated July 10, 2023 and recorded on July 14, 2023.

This conveyance is subject to the following: Subject to all matters shown on the Plan of record in Book 1130, Page 99, Register's Office for Davidson County, Tennessee; Restrictions of record in Book 1449, Page 61, as amended in Book 1781, Page 561; Charter of Woodmont Estates Neighborhood Association of record in Book 8081, Page 687; Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20250320-0020825, 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: 2823 Sugartree Road, Nashville, TN 37215

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 successors 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 successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hand this 5th day of September, 2025.

Canaan Builders LLC, a Tennessee limited liability company

BY: _____
Michael Eric Hensley, President

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 President of Canaan Builders LLC and that they as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

Witness my hand and seal this 5th of September, 2025.

_____
Notary Public
My Commission Expires: 4-19-27

SARAH CARTER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,575,000.00.

_____
Affiant Signature

Subscribed and sworn to before me this 5th day of September, 2025.

SHANNON PILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

_____
Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Anthony N. Greco, 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 the 5 day of Sept, 2025.

9-5-2025

Anthony N. Greco, Affiant — Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 5 day of Sept, 2025.

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027