Karen Johnson Davidson County
Batch# 1337256 DEEDWARR
10/22/2025 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $821.40
20251022-0084235

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue, Ste 540
Nashville, TN 37203
P25-8938-WE

BRIDGETTE N SLOWER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 222,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/21/2029

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Canaan Builders, LLC	New Owner	
406 W Burton St ~~1808 Manchester Avenue~~		06916022800
Murfreesboro TN 37130 ~~Nashville, TN 37218~~		
(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, WE,

C&H Properties, 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 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, being Lot No. 2 on the Plan of Final Plat 1808 Manchester Avenue, of record in Plat Instrument 20250321-0021331, 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 John Edward Smith and wife, Evelyn Smith by Warranty Deed from James W. Hobbs and wife, Calvin Smith Hobbs of record in Book 2592, page 61, Register's Office for Davidson County, Tennessee, dated August 24, 1956 and recorded on August 27, 1956. Evelyn Smith is deceased, having died on or about May 5, 1984, leaving John Edward Smith as surviving tenant by the entirety.

John Edward Smith is deceased, having died on or about April 7, 1990, leaving his children, John E. Smith, Jr., Alice Resha, Freddie R. Smith and Judy C. Smith, as his surviving heirs at law, as evidenced by Affidavit of Heirship recorded on November 26, 2008 in Instrument No. 20081126-0115850, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Judy C. Smith by Quitclaim Deed from John E. Smith, Jr., Alice Resha, Freddie R. Smith and Judy C. Smith, being the Heirs-at-law of John Edward Smith, of record in Instrument No. 20081126-0115851 Register's Office for Davidson County, Tennessee, dated November 20, 2008 and recorded on November 26, 2008. Judy C. Smith is deceased, having died intestate on September 27, 2023. Probate filed as Docket No. 23P2292 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

Being a part of the same property conveyed to C&H Properties, LLC, a Tennessee limited liability company by Warranty Deed from Alice Renee Minch, Catherine Michelle McClung, Donna Marie Resha, Donald Joseph Resha, Jr., Joseph Edward Resha, Toby David Resha, Tamela Renea Wolfe, DeWayne Russell Smith, William E. Smith and Kenneth W. Smith, Heirs at law of Judy Claudine Smith, and William E. Smith, and Kenneth W. Smith, heirs-at-law of Kenneth W. Smith, dated January 9, 2025 and recorded January 15, 2025 in Instrument No. 20250115-0003193, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is X unimproved property known as **1808 Manchester 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 representatives, 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 hands this the 17 day of October, 2025.

C&H Properties, LLC, a Tennessee limited liability company

BY: Alex H. Craw, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Alex H. Craw**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Manager of **C&H Properties, LLC**, the within named bargainor, a Tennessee limited liability company, and that they executed the within instrument for the purposes stated therein by signing the name of the limited liability company as Manager.

Witness my hand and official seal this the 17 day of October, 2025.

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Notary Public

My Commission Expires: _____

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 10/17/25 (date of document).

Affiant Signature

10/22/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22nd day of October, 2025.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029