Karen Johnson Davidson County
Batch # 1349697 DEEDQC
11/21/2025 09 37 48 AM 2 pgs
Fees $12 00 Taxes $0 00
20251121-0093095

This Instrument Prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	Parcel ID(s):
C&H Properties, LLC **PO Box 90680** **Nashville, TN 37209**	**NEW OWNER**	**05205011100**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, **Building Bordeaux, LLC, a Tennessee limited liability company,** the **Grantor** herein, by these presents do hereby **QUITCLAIM** and **CONVEY** unto **C&H Properties, LLC, a Tennessee limited liability company,** the **Grantee** herein, its successors and assigns, all of its right, title, and interest in and to the following described real property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 17 on the Map of Montague Subdivision, of record in Book 421, page 129, in the Register's Office for said County, and described according to a copy of a survey thereof made by E. R. Southgate & Son, Surveyors, November 22, 1946, as follows:

Beginning at a point in the westerly margin of Fernbank Avenue, which point is 573 feet northerly from the northerly margin of East Palestine Avenue, and which point is the terminus of a 15 foot private road shown on said Southgate survey; thence North 54-1/2 degrees West 150 feet to the line between Lots Nos. 16 and 17; thence with said line, North 35-3/4 degrees East 451 feet to a point; thence southeasterly 150 feet to a point in the West line of said 15 foot private road; thence with the line of the same, South 35-3/4 degrees West 451 feet to the beginning.

Being a portion of the same property conveyed to Building Bordeaux, LLC, a Tennessee limited liability company, by Warranty Deed from Travis Glenn Mann, single, of record in Instrument No. 20230301-0014506, Register's Office for Davidson County, Tennessee, dated February 27, 2023 and recorded on March 01, 2023.

This is unimproved real property known as: 1096 Fernbank Dr., Nashville, TN 37115.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 20TH day of NOVEMBER, 2025

Building Bordeaux, LLC
a Tennessee limited liability company

By: _____
Alexander Hylton Craw
Its: Member

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alexander Hylton 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 a Member of Building Bordeaux, 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 its Member.

Witness my hand and official seal this the 20 day of NOV., 2025.

_____
Notary Public

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

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me this 20 day of Nov., 2025.

_____
Notary Public

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

My Commission Expires: