Karen Johnson Davidson County
Batch# 1355677 DEEDWARR
12/09/2025 07:48:30 AM 3 pgs
Fees: $18.00 Taxes: $9,246.30
20251209-0097694

Name and Address of New Owner:
Joel Heitman and Briana Heitman
732 Adkisson Lane
Nashville, TN 37205

Send Tax Statements To:
Churchill Mtg
1749 Mallory Lane
Ste 100
Brentwood TN 37027

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-25081051

Map and Parcel: 102-11-0-034.00

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 **Joel T. Heitman and Briana Heitman, husband and wife**, 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 Number 371 on the plan of Brook Meade Subdivision, Section X, as of record in Book 2331, page 135, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Canaan Builders LLC, a Tennessee limited liability company by Quitclaim Deed from Hensley Group LLC, a Tennessee limited liability company of record in Instrument No. 20250714-0055238, Register's Office for Davidson County, Tennessee, dated July 9, 2025 and recorded on July 14, 2025.

This conveyance is subject to the following: Subject to all matters shown on the Plan of record in Book 2331, Page 135; Restrictions of record in Book 2545, Page 594; Agreement for Dedication of Easement Sanitary Sewers and/or Storm Drainage of record in Book 5155, Page 11; Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20250320-0020690; all in the Register's Office for Davidson County, Tennessee.

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: 732 Adkisson Lane, Nashville, TN 37205

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 3rd day of December, 2025.

Canaan Builders LLC
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 he 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 3rd of December, 2024.

_____
Notary Public
My Commission Expires: 3-20-27

LISA CONNALLY
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 $2,499,000.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 3rd day of December, 2025.

_____
Notary Public
My Commission Expires: 3-21-2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

I, Kirsten Virden, 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 12/03/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 12/03/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of December, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM