THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-9234-WE

Karen Johnson
Batch # 1365035
01/05/2026 10:36:49 AM
Fees: $13.00 Taxes: $481.00

Davidson County
DEEDWARR
2 pgs

20260105-0000215

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00.

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 2025.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 11-5-29

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hector Nunez		
1096 Fernbank Drive	817 Post Oak Drive	052-05-0-111.00
Madison, TN 37115	Antioch TN 37013	
(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, **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 **Hector Nunez**

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 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 Fern Bank 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 1, 2023.

Being the same property conveyed to C&H Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from Building Bordeaux, LLC, a Tennessee limited liability company of record in Instrument No. 20251121-0093095 Register's Office for Davidson County, Tennessee, dated November 20, 2025 and recorded on November 21, 2025.

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 __ unimproved _X_ improved property known as **1096 Fernbank Drive, Madison, TN 37115**

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 31 day of December, 2025.

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

BY: _____
Keith A. Hendrick, Manager

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, personally appeared, **Keith A. Hendrick,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Manager** of the maker, **C & H Properties, LLC, a Tennessee limited liability company**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 31 day of December, 2025.

My Commission expires _____

_____
Notary Public

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