WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31ST DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/19/28

(AFFIX SEAL)

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SMH Development, LLC	Same as New Owner	
(NAME)	(NAME)	
231 Cavanaugh Lane		092-06-0-478.00
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(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, **CREI VENTURES, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SMH DEVELOPMENT, 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 Lots Nos. 60 and 61 on the Map of Faulconer and Ashcraft's Subdivision of Lots Nos. 18 and 19 of the Boyd McNairy tract, as of record in Book 57, Page 121, Register's Office for said County.

Said Lots Nos. 60 and 61 front together 70 feet on the Southerly side of Batavia, formerly Prospect Street, and run back between parallel lines 106 feet to an alley.

Being the same property conveyed to Eric Joyce, an unmarried person by Warranty Deed from Debra Joyce, Kenneth Joyce, Monica Joyce Lillard, Sharon Joyce Bailey, Reginald Joyce, Sandot Joyce, Darrius Joyce, and Derek Joyce, Heirs at Law and Devisees of the Estate of Fannie Mae Joyce, and Heirs at Law of the Estate of Travis Joyce of record in Instrument No. 20140203-0009072 Register's Office for Davidson County, Tennessee, dated October 10, 2013 and recorded on February 03, 2014.

Being the same property conveyed to CREI Ventures, LLC by Warranty Deed of record in Instrument No. 20260105-0000186 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2515 Batavia St, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Karen Johnson Davidson County
Batch# 1366280 DEEDWARR
01/06/2026 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20260106-0001095

JW2025-1674

Witness my hand this 30th day of December, 2025

CREI VENTURES, LLC

BY:_____

BRAD BARS, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Brad Bars, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of CREI Ventures, LLC, and that he as such Member of CREI Ventures, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of CREI Ventures, LLC.

Witness my hand and official seal this 30th day of December, 2025.

Commission expires:



_____

Notary Public

JW2025-1674

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 DEC 30, 25 (date of document).

Jennifer Pennell

Jan 2, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Jan 2, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON