Karen Johnson Davidson County
Batch# 1455527 DEEDQC
08/04/2026 10:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260804-0071547

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

QUITCLAIM DEED
FOR SEPARATION OF TAX PARCELS

Address New Owner as Follows:	Send Tax Bill to:	Parcel ID(s):
C&H Properties, LLC	**OWNER**	**07105014700**
PO Box 90680		
Nashville, TN 37209		

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, **C&H Properties, LLC, a Tennessee limited liability company**, the **Grantor** herein, by these presents does 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:

TRACT 1: Being a tract of land in the 2nd Council District of Davidson County, Tennessee, said tract being a part of the Lisa Brown property as of record in CR-20061011 012685 Register's Office for Davidson County, Tennessee (R.O.D.C.T.), said tract also being Tract VII as shown on a survey by T.R. Sanford, Surveyor, December 8, 1962, as of record in Book 3761, Page 204 Register's Office for Davidson County, Tennessee (R.O.D.C.T.) and more particularly described as follows:

Beginning at a new ½" Iron Rod capped Elliott on the western margin of Haynes Street (50' R.O.W.), said rod being located South 74 degrees 13 minutes 57 seconds West for 25.26 feet from the centerline intersection of said Haynes Street and Glade Street, said rod also being the northeast corner of the Murphy & Sonya Family Trust property as of
record in QC-20190227 0017860 R.O.D.C.T., thence leaving said Haynes St margin and with the northern line of said Murph property South 66 degrees 16 minutes 53 seconds West for 173.22 feet to a new ½" Iron Rod capped Elliott, said rod being on the eastern line of the Agnes Grider Revocable Trust property as of record in QC-20140922 0086577 R.O.D.C.T.;

Thence with the east line of said Grider property North 40 degrees 28 minutes 20 seconds West for 52.22 feet to a new ½" Iron Rod capped Elliott;

Thence North 66 degrees 16 minutes 53 seconds East for 188.09 feet to a new ½" Iron Rod capped Elliott on said western margin of Haynes Steet;

Thence with said margin South 23 degrees 55 minutes 25 seconds East for 50.00 feet to the Point of Beginning, said tract of land herein described containing 9,032 square feet

more or less and being according to a boundary survey by Clint Elliott Survey dated 7-7-26, Jason Garrett TN RLS #2861.

Being a portion of the same property conveyed to C&H Properties, LLC, a Tennessee limited liability company by Warranty Deed from Lisa Brown, of record as Instrument No. 202608040071546, Register's Office for Davidson County, Tennessee. **This unimproved real property is to be known as: 1812 Haynes St., Nashville, TN 37207.**

TRACT 2: Being a tract of land in the 2nd Council District of Davidson County, Tennessee, said tract being a part of the Lisa Brown property as of record in CR-20061011 012685 Register's Office for Davidson County, Tennessee (R.O.D.C.T.), said tract also being Tract VIII as shown on a survey by T.R. Sanford, Surveyor, December 8, 1962, as of record in Book 3761, Page 204 Register's Office for Davidson County, Tennessee (R.O.D.C.T.) and more particularly described as follows:

Beginning at a new ½" Iron Rod capped Elliott on the western margin of Haynes Street (50' R.O.W.), said rod being located North 48 degrees 56 minutes 08 seconds West for 59.13 feet from the centerline intersection of said Haynes Street and Glade Street, said rod also being the northeast corner of tract 7 as mentioned in said Lisa Brown deed, thence leaving said Haynes St margin South 66 degrees 16 minutes 53 seconds West for 188.09 feet to a new ½" Iron Rod capped Elliott, said rod being on the eastern line of the Kimberly & Robert Smith property as of record in DB-20211206 0161516 R.O.D.C.T.;
Thence with the east line of said Smith property North 40 degrees 28 minutes 20 seconds West for 52.22 feet to a found ½" Iron Rod, said rod being the southwest corner of the Murphy & Sonya Family Trust property as of record in DB-20190227 0017857 R.O.D.C.T.;

Thence with the southern line of said Murphy property North 66 degrees 16 minutes 53 seconds East for 202.96 feet to a point on said western margin of Haynes St., said point being referenced by a new ½" Iron Rod capped Elliott being located North 66 degrees 16 minutes 53 seconds East for 5.00;

Thence along said western margin of Haynes Street South 23 degrees 55 minutes 25 seconds East for 50.00 feet to the Point of Beginning, said tract of land herein described containing 9,776 square feet more or less and being according to a boundary survey by Clint Elliott Survey dated 7-7-26, Jason Garrett TN RLS #2861.

Being a portion of the same property conveyed to C&H Properties, LLC, a Tennessee limited liability company by Warranty Deed from Lisa Brown, of record as Instrument No. 202608040071546, Register's Office for Davidson County, Tennessee. **This unimproved real property is to be known as: 1814 Haynes St., Nashville, TN 37207**.

THE PURPOSE OF THIS CONVEYANCE IS TO SEPARATE THE PRESENT TAX PARCEL INTO TWO SEPARATE TAX PARCELS

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.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the 30 day of July, 2026.

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

By: _____
Alex Craw
Its: Authorized Agent

STATE OF Tennessee)
COUNTY OF Davidson)

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

Witness my hand and official seal this the 30 day of July, 2026.

_____
Notary Public

My Commission Expires:_____

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

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 30 day of July, 2026.

_____
Notary Public

My Commission Expires:_____

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

Tennessee Certification of Electronic Document

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or 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 July 30, 2026.

Affiant Signature

July 31, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of July, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

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