This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MARK S WARNER III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $345,000.00.

Affiant

Subscribed and sworn before me this the 6th day of July, 2021.

Notary Public
My commission expires:

# WARRANTY DEED 6/14/25

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Brett Logan Madron<br><br>4106 A Church St.<br>Old Hickory, TN 37138 | AMERICAN PACIFIC MORTGAGE CORPORATION<br>3000 LAVA RIDGE COURT SUITE 200<br>ROSEVILLE, CA 95661 | 064-09-0-042.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MUSIC CITY HANDYMEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRETT L MADRON AKA BRETT LOGAN MADRON AND MICHELLE T MADRON AKA MICHELLE TAYLOR MADRON, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 13 of Block "E" on the plan of Hadley's Bend City, as of record in Book 421, Page 120, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Handymen, LLC from Music City Handymen, LLC by Quitclaim Deed dated October 20, 2020 of record in Instrument No. 20201020-0121958, Register's Office of Davidson County, Tennessee.

Being also known as 4106A Church Street, Old Hickory, TN 37138.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4106 A Church St., Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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# 672764 DEEDWARR
07/08/2021 10:03:03 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20210708-0091943

Witness my hand this the 6th day of July, 2021.

Music City Handymen, LLC

BY: _____
Scott Sherrod, Authorized Representative

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Scott Sherrod, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the AUTHORIZED REPRESENTATIVE of the within named bargainor, Music City Handymen, LLC, and that HE, as such AUTHORIZED REPRESENTATIVE, executed the foregoing instrument for the purposes therein contained by signing the name of the Music City Handymen, LLC by the said Scott Sherrod as such AUTHORIZED REPRESENTATIVE.

Witness my hand and official seal this 6th day of July, 2021.

My commission expires: 9-6-22

_____
Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY