WARRANTY DEED

Karen Johnson Davidson County
Batch# 728991 DEEDWARR
10/01/2021 02:48:53 PM 2 pgs
Fees: $13.00 Taxes: $721.50

20211001-0132545

W-SB-PM-21-6018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MCH Construction of TN, LLC	**New Owner**	
(NAME)	(NAME)	**090-16-0-226.00**
5313 Indiana Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-2156		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE ESTATE OF JUDITH DIANNE DISON, A ONE-HALF (1/2) UNDIVIDED INTEREST AND JESSICA LAMB AND KEVIN DISON AND JAMI MAY, AS TO THEIR ONE-HALF (1/2) UNDIVIDED INTEREST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MCH CONSTRUCTION OF TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 405, on the Plan of Charlotte Park, Section V, of record in Book 2663, Page 111 and 112, Register's Office for said County.Said Lot No. 405 runs 71 feet on the Southeasterly side of Henry Ford Drive and runs back 151 feet between parallel lines.

Being the same property conveyed to Barry L. Dison and wife, Judi D. Dison by Deed from James Robertson Barnes, Jr. and wife, Olivia Harrell Barnes of record in Book 4700, page 9, Register's Office for Davidson County, Tennessee, dated April 16, 1973 and recorded on April 19, 1973.

Being the same property conveyed to Judith Dianne Dison by Divorce Decree from Barry Lee Dison of record in Book 5721, page 632, Register's Office for Davidson County, Tennessee, dated October 31, 1980 and recorded on March 16, 1981. A one-half (1/2) interest is vested in Judith Dianne Dison and one-half (1/2) interest is vested in Judith Dianne Dison as Trustee for her minor children, who are now adults.

Judith Dianne Gadsey Dison died intestate on Mary 1, 2020. Her estate being administered through Davidson County Probate, Docket No. 20P2122, Peggy D. Mathes being the court appointed Administrator. This instrument is being executed and recorded simultaneously with Administrators Deed from Peggy D. Mathes, Administrator of the Estate of Judith Dianne Dison, as to her one-half (1/2) interest.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2663, Page(s) 111 and 112, Register's Office for Davidson County, Tennessee.
- Sewage System and Agreement of record in Book 2593, Page 566, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6108 Henry Ford Drive, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 29th DAY OF SEPTEMBER, 2021.

Jessica Lamb

Kevin Dison

Jami May

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA LAMB, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN DISON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMI MAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212