Name and Address of New Owner:
MCH Development LLC

Send Tax Bills To:
MCH Development LLC
4113 Old Hickory Blvd
Old Hickory, TN 37138

Karen Johnson Davidson County
Batch# 742291 DEEDWARR
10/25/2021 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $166.50
20211025-0142880

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 06405007100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lauren Arnold**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **MCH Development ,LLC, a Tennessee Limited Liabilty Company ,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 23 in Block "A" on the Map or Plan of Hadley's Bend City Subdivision of the Hulme Farm, as of record in Book 421, page 120, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Lauren Arnold by Quitclaim Deed from Jacquelyn V. Walker, Trustee of The Arnold Revocable Trust, u/a/d 12-07-2006, recorded on November 27, 2019, of record in Instrument No. 20191127-0122523, Register's Office for Davidson County, TN.

Being a portion of the same property vested in The Arnold Trust, u/a/d December 7, 2006, by Probate Court Order entered under case #19-P-1711, and of record as Instrument #20190926-0098066, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of October, 2021.

(SEAL)
Lauren Arnold

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of October, 2021, before me personally appeared Lauren Arnold, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of October, 2021.

Notary Signature
My commission expires:
1/6/25

TERESA TIDWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $45,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
20th day of October, 2021.

Notary Public
My commission expires: 1/6/25
File No. 2021-3584

TERESA TIDWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

Tennessee Certification of Electronic Document

I, John A. Bell, Jr., 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 OCT 20 2021 (date of document).

Affiant Signature

OCT 21 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 21 day of OCT, 2021.

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

NOTARY'S SEAL

Teresa Tidwell
Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025