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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $110,000.00.

Affiant

Subscribed and sworn before me this the 20 day of January, 2022.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
MCH Development, LLC	FIRST CITIZENS NATIONAL BANK	064-05-0 068.00 & 067.00
4113 Old Hickory Blvd. Old Hickory, TN 37138	P.O. BOX 370 DYERSBURG, TN 38025-0370	

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, VERY GOOD PROPERTIES, LLC D/B/A HOPEWELL PROPERTIES, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MCH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, 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:

Tract 1 (116 A Broadway Street - Map/Par 064-05-0 068.00):

Land in Davidson County, Tennessee, being Lot 18, Block "A", on the plan of Hadley's Bend City, of record in Book 421, page 120, Register of Deed's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Tract 2 (116 B Broadway Street - Map/Par 064-05-0 067.00):

Land in Davidson County, Tennessee, being Lot 17, Block "A", on the plan of Hadley's Bend City, of record in Book 421, page 120, Register of Deed's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Very Good Properties, LLC D/B/A Hopewell Properties by deed dated 02/24/2021, from Gregg Garner, of record in Instrument No. 20210301-0025536, Register's Office for said County.

Also being a portion of the same property conveyed to Gregg Garner by deed dated 03/06/2020, from Tim Watkins Revocable Trust, dated June 5, 2019, of record in Instrument No. 20200310-0026660, Register's Office for said County.

Tract 1 also being all of the same property conveyed to Tim Watkins Revocable Trust, dated June 6, 2019, Tim Watkins as Trustee, by deed dated 06/06/2019, from Tim Watkins, of record in Instrument No. 20190625-0061238, Register's Office for said County.

Tract 2 also being all of the same property conveyed to Tim Watkins Revocable Trust, dated June 6, 2019, Tim Watkins as Trustee, by deed dated 06/06/2019, from Tim Watkins, of record in Instrument No. 20190625-0061237, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 116 A & 116 B Broadway, Old Hickory, TN 37138.

Karen Johnson Davidson County
Batch# 795641 DEEDWARR
01/26/2022 11:36:54 AM 2 pgs
Fees: $13.00 Taxes: $407.00

20220126-0009431

GG

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.

Witness my hand this the 20th day of January, 2022.

Very Good Properties, LLC

BY: _____
Gregg Garner, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gregg Garner, 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 MEMBER of the within named bargainor, Very Good Properties, LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of Very Good Properties, LLC by the said Gregg Garner as such MEMBER.

Witness my hand and official seal this 20th day of January, 2022.

My commission expires:
9-6-23

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY