Karen Johnson Davidson County
Batch# 809697 DEEDWARR
02/22/2022 04:18:30 PM 4 pgs
Fees: $23.00 Taxes: $3,052.50
20220222-0020259

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $825,000.00

Affiant

Subscribed and sworn to before me, this 8 day of February, 2022.

Notary Public
My Commission Expires:

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Kyle Bush and Maria Bush 6016A Deal Ave Nashville, TN 37209	New Owner	Tax Parcel ID No. 091-09-0-093.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MCH CONSTRUCTION OF TN, LLC A TENNESSEE LIMITED LIABILITY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MARIA EILEEN PRICE BUSH AND KYLE BUSH, WIFE AND HUSBAND** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the plan of The Homes at 6016 Deal Ave, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Homes at 6016 Deal Ave, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210317-0035047, and First Amendment in Instrument No. 20210322-0037631, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Anthony T. Johnson by Warranty deed from William J. Knight and Spouse, Vana G. Knight of record in Book 10858, page 36, Register's Office for Davidson County, Tennessee, dated March 26, 1998 and recorded on

The said Anthony T. Johnson having died intestate on or about September 10, 2016. See Affidavit of Heirship recorded on October 28, 2016, Instrument No: 20161028-0113831 (interested parties) and Affidavit of Heirship recorded on December 21, 2020, Instrument No: 20201221-0151583 (disinterested party).

Being a portion of the same property conveyed to MCH Construction of TN, LLC, a Tennessee Limited Liability Company by Warranty deed from Ryan T. Johnson and wife, Kirsten Perrey, and Reed T. Johnson of record in Instrument No. 20210105-0002066 Register's Office for Davidson County, Tennessee, dated December 11, 2020 and recorded on January 5, 2021 and the Corrective Warranty Deed record dated date March 8, 2021 in Instrument No. 20210308-0030151 (Value of consideration shown in aforementioned deed $310,000.00.)

This is unimproved property commonly known as: **6016A Deal Ave, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of February, 2022.

MCH CONSTRUCTION OF TN, LLC

Tyler Riggs, Member

Matt Haynes, Member

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Tyler Riggs and Matt Haynes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such persons to be the Members of **MCH CONSTRUCTION OF TN, LLC**, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such persons as Members.

Witness my hand and official seal at office this 8th day of February, 2022.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **2/08/2022** (date of document).

Affiant Signature

2/08/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8** day of **February**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

