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 Williamson

Karen Johnson Davidson County
Batch# 915922 DEEDWARR
09/13/2022 11:15:43 AM 2 pgs
Fees: $13.00 Taxes: $1,119.16
20220913-0102175

ual consideration or value, whichever is
ıter is $302,475.00.

ınt

cribed and sworn before me this the
th day of September, 2022.

Notary Public
My commission expires: 7/9/2024

JOHN C. ELR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Benjamin D. Young and Laura A. Young 116 B Broadway Old Hickory, TN 37138	American Pacific Mortgage Corporation 3000 Lava Ridge Court, Suite 200 Roseville, CA 95661	064-05-0 067.00

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, MCH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BENJAMIN D. YOUNG AND LAURA A. YOUNG, 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 17, Block "A", on the plan of Hadley's Bend City, of record in Book 421, page 120, Register'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 MCH Development, LLC, a Tennessee Limited Liability Company, by deed dated 01/20/2022, from Very Good Properties, LLC D/B/A Hopewell Properties, a Tennessee Limited Liability Company, of record in Instrument No. 20220126-0009431, Register's Office for said County.

Also 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.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 116 B Broadway, 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.

Witness my hand this the 9th day of September, 2022.

MCH Development, LLC

BY: _____
Jeffrey Scott Sherrod, Sole Member

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this 9th day of September, 2022.

My commission expires:
7/9/2024

_____
Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY