Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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

Karen Johnson Davidson County
Batch# 941824 **DEEDWARR**
11/16/2022 10:55:59 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20221116-0121996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $460,000.00.

Affiant

Subscribed and sworn before me this the 14th day of November, 2022.

Notary Public
My commission Expires:

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Nicholas Steven Bredeson and Bridget Ann McQuillan 4227 Woods St. Old Hickory, TN 37138	New Owner	064-09-0 314.00

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 NICHOLAS STEVEN BREDESON, UNMARRIED, AND BRIDGET ANN MCQUILLAN, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, 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 No. 22 of Block 4 on the Map of Berryville, as of record in Book 421, Page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 50 feet on the westerly side of Wood Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to MCH Development, LLC, by Quitclaim Deed dated 08/11/2021, from Music City Handymen, LLC, of record in Instrument No. 20210817-0110869, Register's Office for said County.

Also being the same property conveyed to Music City Handymen, LLC, by Warranty Deed dated 11/14/2019, from Donnie Cripps Atkins, of record in Instrument No. 20191118-0118366, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4227 Woods St., 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 14 day of November, 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 Jeffrey Scott Sherrod, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Jeffrey Scott Sherrod as such Jeffrey Scott Sherrod.

Witness my hand and official seal this 14th day of November, 2022.

My commission expires:

7/9/2024

_____
Notary Public

