6

THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $875,000.00 Affiant **Theresa L. Smith**

Karen Johnson Davidson County
Batch# 981747 DEEDWARR
03/17/2023 08:52:08 AM 2 pgs
Fees: $13.00 Taxes: $3,237.50

20230317-0019311

JUSTIN D. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 15th day of March 2023.

Notary Public **Justin D. Tatum**
My Commission Expires: **9/7/2026**

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Drew Kiel and Cassandra Kiel 6108 A Henry Ford Nashville, TN 37209	**American Portfolio Mortgage Corporation** **2401 Plum Grove Road** **Suite 202** **Palatine, IL 60067**	Tax Parcel ID No. 090-16-3A-001.00

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 LLC A TENNESSEE LIMITED LIABILITY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DREW KIEL AND CASSANDRA KIEL, HUSBAND AND WIFE** (collectively "Grantee"), Grantee's 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 6108A, Homes at 6108 Henry Ford Drive, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 6108 Henry Ford Drive, a Horizontal Property Regime with Private Elements of record as Instrument No. 20211130-0158098 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to MCH Construction of TN, LLC, a Tennessee limited liability company by Administrator's Deed from Peggy D. Mathes, Administrator of the Estate of Judith Dianne Dison, as to a 50 percent interest of record in Instrument No. 20211001-0132544 Register's Office for Davidson County, Tennessee, dated September 29, 2021 and recorded on October 01, 2021.

Being a portion of the same property conveyed to MCH Construction of TN, LLC, a Tennessee limited liability company by Warranty Deed from The Estate of Judith Dianne Dison, a one-half (1/2) undivided interest and Jessica Lamb and Kevin Dison and Jami May, as to their one-half (1/2) undivided interest of record in Instrument No. 20211001-0132545 Register's Office for Davidson County, Tennessee, dated September 29, 2021 and recorded on October 01, 2021.

This is unimproved property commonly known as: **6108 A Henry Ford 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 Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 15th day of March, 2023.

MCH Construction, LLC

Matthew Haynes, Member

Tyler Riggs, Member

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **MATTHEW HAYNES AND TYLER RIGGS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the members of **MCH CONSTRUCTION, 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 person as Authorized Representative.

Witness my hand and official seal at office this 15th day of March, 2023.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public

My Commission Expires: