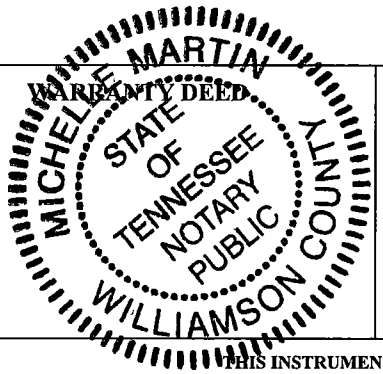
Karen Johnson Davidson County
Batch# 1010457 DEEDWARR
06/02/2023 10 22 39 AM 3 pgs
Fees $18.00 Taxes. $1,665 00
20230602-0041763



WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $450,000 00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 05/31/2023.

Michelle Martin
NOTARY PUBLIC

MY COMMISSION EXPIRES 9.21.26

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3542

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
MCH Development LLC, A Tennessee Limited Liability Company	MCH Development, LLC	063-08-0-086
4025 Lafayette	4113 Old Hickory Blvd	
Old Hickory, TN 37138	Old Hickory, TN 37138	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jeanette Reams and David D. Reams, a married couple

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MCH Development LLC, A Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land situated in Davidson County, Tennessee

Lot 10, 12, 14, 16, 18, 20 Block "A-2" in the Subdivision of the Hume Farm, known as Hadley's Bend, as shown on plat of record in Plat Book 421, Page 120, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land

Being the same property conveyed to Rachel Winters by Warranty deed from Ozie B Winters of record in Book 5002, page 27, Register's Office for Davidson County, Tennessee, dated February 19, 1976 and recorded on March 03, 1976 (as to Lot 10, 12, 14, 16)

Being the same property conveyed to Philips Robinson, Trustee by Quitclaim deed from Rachel Winters and within the same deed conveyed to Ozie B Winters of record in Book 5724, page 268, Register's Office for Davidson County, Tennessee, dated March 11, 1981 and recorded on March 23, 1981. (as to Lot 10, 12, 14, 16)

Being the same property conveyed to Ozie B Winters and wife, Rachel Winters by Warranty deed from Leon Shannon and wife, Frances Shannon of record in Book 6112, page 138, Register's Office for Davidson County, Tennessee, dated August 06, 1983 and recorded on August 09, 1983 (as to Lot 18, 20)

Being the same property conveyed to Ozie B Winters by Quitclaim deed from Rachel Winters of record in Book 8528, page 447, Register's Office for Davidson County, Tennessee, dated January 14, 1992 and recorded on January 15, 1992 (as to Lot 18, 20)

Ozie B Winters, having died testate on December 14, 2015, his interest in said property being devised to Jeanette Reans by Last Will and Testament filed for Probate in Docket No 16P80, Seventh Circuit Court

of Davidson County, Tennessee Also see Affidavit of Inheritance of record in Instrument Number 20160701-0068013, said Register's Office

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE

This is property known as 4025 Lafayette 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 on May 31, 2023

Jeanette Reams

David D Reams

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jeanette Reams and David D Reams, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained

Witness my hand and official seal, this May 31, 2023

Notary Public

My Commission Expires 9/8/2025

JOANN REED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: 2023-3542

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027