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

Actual consideration or value, whichever is greater is $392,000.00.

Affiant

Subscribed and sworn before me this the 26th day of June, 2023.

Notary Public
My commission expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Aditya Kapoor 4110 Hermitage St. Old Hickory, TN 37138	Vanderbuilt Mtg DBA Silverton Mtg 1201 Peachtree St. NE #2050 Atlanta GA 30361	PART OF 064-09-0 025.00

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 ADITYA KAPOOR, A SINGLE MAN, 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. 21 of Block "K" on the Plan of Hadley's Bend City, Final Plat of record in Book 421, page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to MCH Development, LLC, by deed dated 04/06/2022, from MCH Development, LLC, of record in Instrument No. 20220407-0040549, Register's Office for said County.

Also being a portion of the same property conveyed to MCH Development, LLC, a Tennessee limited liability company, by deed dated 04/06/2022, from Global Outreach Development, Int., of record in Instrument No. 20220407-0040547, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4110 Hermitage 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.

Karen Johnson Davidson County
Batch# 1019362 DEEDWARR
06/27/2023 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,450.40
20230627-0048719

Witness my hand this the 23 day of June, 2023.

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 23 day of June, 2023.

My commission expires: 9-7-26

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 06/26/23 (date of document).

Emma Howard

Affiant Signature

Date: 06/26/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of June, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

