Karen Johnson Davidson County
Batch# 1033040 DEEDWARR
08/01/2023 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20230801-0059368

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $1,050,000.00 Affiant Subscribed and sworn to before me, this 1 day of August, 2023. Notary Public My Commission Expires: 10/2/23

WARRANTY DEED

Address New Owner: Patrick J. Weaver and Abbie Lynn Weaver 6412 A Premier Drive Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 090-16-4B-001.00-CO

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 OF TN, LLC A TENNESSEE LIMITED LIABILITY** (collectively "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **PATRICK J. WEAVER AND ABBIE LYNN WEAVER, HUSBAND AND WIFE** (collectively "Grantees"), their 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 No. A, together with the appurtenance interest in the common elements of The Homes at 6412 Premier Drive, Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for The Homes at 6412 Premier Drive, Horizontal Property Regime with Private Elements, at Instrument No. 20220617-0069521, 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 Tennessee LLC, a Tennessee limited liability company by Warranty Deed from Rhonda Porter of record in Instrument No. 20220324-0034026 Register's Office for Davidson County, Tennessee, dated February 11, 2022 and recorded on March 24, 2022.
As corrected by Scrivener's Affidavit of record in Instrument No. 20230726-0057804 Register's Office for Davidson County, Tennessee, dated July 26, 2023.

This is unimproved property commonly known as: **6412 A Premier Drive 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 Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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 26th day of July, 2023.

MCH CONSTRUCTION OF TN, LLC

~~Tyler~~ Riggs, Member

Matt ~~Haynes,~~ Haynes, Member

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Tyler Riggs and Matt Haynes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such persons to be the Members of **MCH CONSTRUCTION OF TN, 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 persons as Members.

Witness my hand and official seal at office this 26th day of July, 2023.

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

Notary Public

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, George Mudter, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/26/23 (date of document).

Affiant Signature

7/26/23
Date

State of Tennessee

County of Davidson

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

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY