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

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $350,700 00

Affiant

Subscribed and sworn before me this the 15 day of August, 2023

Notary Public
My commission expi

Karen Johnson Davidson County
Batch# 1038844 **DEEDWARR**
08/16/2023 09 52 19 AM 2 pgs
Fees $13 00 Taxes $1,297 59

20230816-0063776

# WARRANTY DEED

| Address of New Owner | Send Tax Bill to | Tax Information |
|---|---|---|
| Jordan Alexa Miller | FirstBank | 064-05-0 055 00 |
| 121 Broadway | 722 Columbia Avenue | |
| Old Hickory, TN 37138 | Franklin, TN 37064 | |

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 JORDAN ALEXA MILLER, AN UNMARRIED WOMAN, 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 11, of Block "F" in the Subdivision of the Hulme Farm, known as Hadley Bend City, a plat of which subdivision being filed for record March 13, 1918 and of record in Book 421, Page 120, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property

Being the same property conveyed to MCH Development, LLC a Tennessee Limited Liability Company, by deed dated 06/23/2022, from Heirmitage Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No 20220627-0073100, Register's Office for said County

Also being the same property conveyed to Heirmitage Properties, LLC, by deed dated 01/20/2022, from Very Good Properties, LLC D/B/A Hopewell Properties of record in Instrument No 20220224-0021492, Register's Office for said County

Also being a portion of the same property conveyed to Very Good Properties, LLC D/B/A Hopewell Properties by deed dated 02/24/2021, from Gregg Garner of record in Instrument No 20210301-0025536, Register's Office for said County

Also being a portion of the same property conveyed to Gregg Garner by deed dated 03/06/2020, from Tim Watkins Revocable Trust, dated June 5, 2019, of record in Instrument No 20200310-0026660, Register's Office for said County

Also being the same property conveyed to Tim Watkins Revocable Trust, dated June 5, 2019, Tim Watkins as Trustee, by deed dated 06/06/2019, from Tim Watkins of record in Instrument No 20190625-0061236, Register's Office for said County

Also being the same property conveyed to Tim Watkins by deed dated 10/12/2018, from George R Wauford and wife, Linda Wauford of record in Instrument No 20181016-0102210, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 121 Broadway, 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 15th day of August, 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. MCH Development, LLC, and that HE, as such SOLE MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of MCH Development, LLC by the said Jeffrey Scott Sherrod as such SOLE MEMBER

Witness my hand and official seal this 15th day of August, 2023

My commission expires 9-7-26

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY