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 $410,000 00

Affiant

Subscribed and sworn before me this the 21 day of August, 2023

Notary Public
My commission expires 9-6-26

DIANA K GALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Willian Alberto Hernandez Pineda and Brittany Morie Girton Hernandez 119 Broadway Old Hickory, TN 37138	Luminate Home Loans, Inc 2523 S Wayzata Blvd Ste 200 Minneapolis, MN 55405	064-05-0 056 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, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to WILLIAN ALBERTO HERNANDEZ PINEDA AND BRITTANY MORIE GIRTON HERNANDEZ, HUSBAND AND WIFE, 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 located in Davidson County, Tennessee, and being Lot No 13 of Block "F", on the Map of Hadley Bend City, as of record in Book 421, page 120, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property

Being the same property conveyed to MCH Development, LLC, a Tennessee Limited Liability Company, by deed dated 09/23/2022, from Mike Alcorn and wife, Ruby Ann Alcorn, of record in Instrument No 20220927-0106764, Register's Office for said County

Also being a portion of the same property conveyed to Mike Alcorn and Ruby Ann Alcorn, tenants by the entirety, by deed dated 02/11/2000, from Dolly N Alcorn and husband, James A Alcorn of record in Instrument No 20000223-0017486, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 119 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

Karen Johnson Davidson County
Batch# 1041091 **DEEDWARR**
08/22/2023 10 45 59 AM 2 pgs
Fees $13 00 Taxes $1,517 00

20230822-0065445

Witness my hand this the 18th 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 18th day of August, 2023

My commission expires
9-7-26

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY