THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $1,035,800.00

Affiant

Subscribed and sworn to before me, this 21st day of August 2023.

Notary Public
My Commission Expires: 11/2/26

Karen Johnson Davidson County
Batch# 1042852 DEEDWARR
08/25/2023 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $3,832.46
20230825-0066596

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Parcel ID No.
Phenicie Living Trust 6412B Premier Drive Nashville, TN 37209	New Owner	090-16-4B-002.00-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 company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John C. Phenicie and Heather D. Phenicie, Trustees of the Phenicie Living Trust dated August 22, 2019, and any amendments thereto** ("Grantee"), Grantee's 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. B on the Plan 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 TN, 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.

Affidavit of Scrivener's Error recorded on July 26, 2023 in Instrument No. 20230726-0057804, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **6412B Premier Drive Nashville, TN 37209**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, 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 Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of August 2023.

MCH Construction of TN, LLC

Matt Haynes, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **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 Member.

Witness my hand and official seal at office this 21st day of August, 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, Margaret Philpott 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 **8/21/2023** (date of document).

Affiant Signature

8/21/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21** day of **AUGUST**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

