Karen Johnson Davidson County
Batch# 1058310 DEEDWARR
10/05/2023 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20231005-0078563

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: $400,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of October, 2023.

Notary Public
My Commission Expires: 11/2/2026

WARRANTY DEED

Address New Owner: MCH Construction of TN, LLC 515 Continental Drive Nashville, TN 37209	Send Tax Bills to: MCH Construction of TN	Tax Information: Tax Parcel ID No. 102-03-0-067.00

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, **DONNA B. SMITH, A SINGLE FEMALE, AND MATTHEW TALBOT, A SINGLE MALE,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MCH CONSTRUCTION OF TN LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("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 Lot No. 1291 on the Plan of Charlotte Park, Section 17 of record in Plat Book 3600, Page (s) 21 and 22, 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 the same property conveyed to Donna B. Smith, a single female, and Matthew Talbot, a single man by Warranty deed from Barry Wayne Hargis and Larry Neal Hargis (by Barry Wayne Hargis, Attorney in Fact, by virtue of Power of Attorney recorded in Instrument No. 20070718-0085496, Register's Office for Davidson County, Tennessee), Heirs at Law of Charlene Neal Hargis; said Warranty deed of record in Instrument No. 20070718-0085497 in the said Register's Office, dated July 17, 2007 and recorded on July 18, 2007.

This is improved property commonly known as: **515 Continental 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 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.

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 2nd day of October, 2023.

DONNA B. SMITH

MATTHEW TALBOT

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DONNA B. SMITH AND MATTHEW TALBOT** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2nd day of October, 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 **10/2/2023** (date of document).

Affiant Signature

10/2/2023
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

