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 $490,000.00.

Affiant

Subscribed and sworn before me this the 30 day of July, 2024.

Notary Public
My commission expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson
Batch # 1164534
07/31/2024 10:16:59 AM
Fees: $13.00 Taxes: $1,813.00

Davidson County
DEEDWARR
2 pgs

20240731-0057953

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael Shaun Galford and Candace Brooke Galford 4017 Cumberland Ave Old Hickory, TN 37138	United Wholesale Mortgage LLC 585 South Blvd. E Pontiac, MI 48341	063-08-0 284.00

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, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CANDACE BROOKE GALFORD AND MICHAEL SHAUN GALFORD, WIFE AND HUSBAND, 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. 32 in Block "Y" of the Hadley Bend City Subdivision of the Hulme Tract in the Fourth Civil District, a plan of which is 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.

Being a portion of the same property conveyed to MCH Development, LLC, a Tennessee Limited Liability Company, by deed dated 11/15/2023, from Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20231117-0089632, Register's Office for said County.

Also being a portion of the same property conveyed to Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company, by deed from Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230707-0052111, dated 07/06/2023, Register's Office for said County.

Also being a portion of the same property conveyed to Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company, by deed from Melvin Lindsley, a married person, of record in Instrument No. 20230501-0032090, dated 04/14/2023, Register's Office for said County.

Also being a portion of the same property conveyed to Melvin Eugene Lindsley and Dorothy Lindsley Lyons, as tenants in common, by deed dated 07/17/1976, from Maggie Lindsley, a widow, retaining a life estate interest, of record in Book 5048, page 409, Register's Office for said County.

The said Maggie Lindsley having died on 03/11/1977, thereby terminating said life estate.

The said Dorothy Lindsley Lyons having since died on or about 05/11/2020, leaving Melvin Eugene Lindsley as the surviving tenant by the entirety. See Affidavit of Heirship of record in Instrument No. 20230405-0024624, said
Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4017 Cumberland Ave, 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 30th day of July, 2024.

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, a LLC, and that HE, as such SOLE MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Jeffrey Scott Sherrod as such SOLE MEMBER.

Witness my hand and official seal this 30th day of July, 2024.

My commission expires: 9-7-26

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY