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 Davidson

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: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1173670 DEEDWARR
08/26/2024 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20240826-0065220

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Lavinia Maria Becker and Kyle Davis Becker 4019 Cumberland Ave Nashville, TN 37138	New Owner	063-08-0 059.00

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 LAVINIA MARIA BECKER AND KYLE DAVIS BECKER, 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. 34 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.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4019 Cumberland Ave, Nashville, 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 29th 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 29th day of July, 2024.

My commission expires: 9-7-26

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Summer Barton 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 7/30/24 (date of document).

Summer Barton
Affiant Signature

7/30/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 of AUGUST, 24.

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDS