**WARRANTY DEED**

CASSANDRA LAUDATI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $388,958.33

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF AUGUST, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/2/2026

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3207

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO : If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| MCH Construction of TN, LLC, a limited liability company | MCH Construction of TN, LLC, a limited liability company | 090 12 0 146.00 |
| 6306 Henry Ford Drive | 5313 Indiana Ave. | |
| Nashville, TN 37209 | Nashville, TN 37209 | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**MILDRED HUDGINS REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY* AND LEIGH-LAND STABLES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY****

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

**MCH CONSTRUCTION OF TN, LLC, A LIMITED LIABILITY COMPANY**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 6306 Henry Ford Drive, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), its successors and/or 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 its hand on the 30th day of August, 2024.

Karen Johnson Davidson County
Batch # 1181333 DEEDWARR
09/13/2024 10:35:40 AM 2 pgs
Fees: $13.00 Taxes: $1,439.15
20240913-0070734

Mildred Hudgins Realty, LLC

BY:
Jim R. Vanderpool PC
by Jim R. Vanderpool, authorized agent

Leigh-Land Stables, LLC

BY:
Jim R. Vanderpool PC
by Jim R. Vanderpool, authorized agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Jim R. Vanderpool, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Authorized Agent of MILDRED HUDGINS REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND LEIGH-LAND STABLES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named barganor, a limited liability company, and that Jim R. Vanderpool, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of August, 2024.

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 7-26-25

24-3207

EXHIBIT A - LEGAL DESCRIPTION

Being Lot No. 176 on the Plan of Charlotte Park, Section II, as of record in Book 2663, pages 22 and 23. Register's Office for said County.

Said Lot No. 176 fronts 65 feet on the Northerly side of Henry Ford Drive and runs back 182 feet on the Westerly line and 163.3 feet on the Easterly line to a dead line in the rear measuring 86 feet thereon.

Being part of the property conveyed to *Mildred Hudgins Realty LLC, a Tennessee limited liability company (50.5% interest), from AmSouth Bank, as Trustee of The Amended and Restated Revocable Trust of Mildred Hudgins dated January 23, 2002, successor to AmSouth Bank, Trustee of The Mildred V. Hudgins Revocable Trust dated February 15, 2001, by Quitclaim Deed, dated 10/29/2002, and recorded 11/01/2002, in Instrument No. 20021101-0134422, Further, being part of the property conveyed to Mildred Hudgins Realty LLC, a Tennessee limited liability company (30.5% interest), from AmSouth Bank, as Trustee of The Amended and Restated Revocable Trust of Mildred Hudgins dated January 23, 2002, successor to AmSouth Bank, Trustee of The Mildred V. Hudgins Revocable Trust dated February 15, 2001, by Quitclaim Deed, dated 06/05/2002, and recorded 10/30/2002, in Instrument No. 20021030-0133217, Further, being part of the property conveyed to Mildred Hudgins Realty LLC, a Tennessee limited liability company (20% interest), from AmSouth Bank, the Sole Trustee of The Mildred Hudgins Trust For the Benefit of DeLois Pierce dated December 26, 2001, by Quitclaim Deed, dated 07/25/2002, and recorded 07/31/2002, in Instrument No. 20020731-0092056, Further, being part of the property conveyed to AmSouth Bank, Trustee of The Mildred Hudgins Trust for the Benefit of DeLois Pierce dated December 26, 2001 (20% interest), from AmSouth Bank, Trustee of The Mildred V. Hudgins Revocable Trust dated February 15, 2001, by Quitclaim Deed, dated 12/31/2001, and recorded 01/15/2002, in Instrument No. 20020115-0006245, Further, being part of the property conveyed to AmSouth Bank, Trustee of The Mildred Hudgins Revocable Trust dated February 15, 2001, from Mildred V. Hudgins, by Quitclaim Deed, dated 12/31/2001, and recorded 01/15/2002, in Instrument No. 20020110-0004114, Register's Office for Davidson County, Tennessee. See also, Deed of correction recorded in Instrument No. 20020709-0082529, Further, being the same property conveyed to Herschel T. Hudgins, now deceased and wife, Mildred V. Hudgins, from Russell B. Anderson and wife, Charlotte W. Anderson, by Warranty Deed dated January 30, 1958, and recorded February 3, 1958, in Book 2736, page 571, all of the Register's Office for Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

**LEIGH-LAND STABLES, LLC JOINS IN THIS EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY AND ALL INTERESTS, IN THE SUBJECT PROPERTY.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.

2. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 2663, Page 22 & 23, of the Public Records of Davidson County, Tennessee.