Karen Johnson Davidson County
Batch# 1182505 DEEDWARR
09/17/2024 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,439.15
20240917-0071985

WARRANTY DEED

CASSANDRA LAHOUTI
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 12TH DAY OF SEPTEMBER, 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 # 24-3214

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 Tennessee limited liability company	MCH Construction of TN, LLC	090 16 0 024.00
504 Scholarship 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 TENNESSEE 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 504 Scholarship 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), their heirs 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), their heirs 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 ~~12th~~ 11th day of September, 2024.

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 AND LEIGH-LAND STABLES, LLC, 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 ~~12th~~ 11th day of September, 2024.

Notary Public _____

My Commission Expires: 7-26-25

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A - LEGAL DESCRIPTION

Being Lot No. 371 on the Plan of Charlotte Park, Section V, of record in Book 2663, page 111 and 112, Register"s Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 371 fronts 67 feet on the northeasterly side of Scholarship Drive, and extends back 179.6 feet on the northwesterly line and 185.8 feet on the southeasterly line to a dead line measuring 84 feet thereon.

Being the same property conveyed to *Mildred Hudgins Realty, LLC, a Tennessee limited liability company as to a 50.5% interest by quitclaim deed from AmSouth Bank as Trustee of the Amended and Restated Revocable Trust of Mildred Hudgins dated 10/29/2002 and recorded 11/1/2002 in Instrument No. 20021101-0134422; and being the same property conveyed to Leigh-Land Stables, LLC, a Tennessee limited liability company as to a 49.5 % interest by quitclaim deed from AmSouth Bank as Trustee of the Amended and Restated Revocable Trust of Mildred Hudgins dated 10/29/2002 and recorded 11/1/2002 in Instrument No. 20021101-0134421, 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 ANYAND 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 and subsequent years, which are not yet due and payable.

2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

3. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.

4. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 2663, Page 111 & 112, of the Public Records of Davidson County, Tennessee.

5. Charter for Leigh-Land Stables, LLC recorded in Instrument No. 20020508-0056917, of the Public Records of Davidson County, Tennessee.

6. Charter for Mildred Hudgins Realty, LLC recorded in Instrument No. 20020508-0056915, of the Public Records of Davidson County, Tennessee.

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 9/16/2024 (date of document).

Affiant Signature

9/16/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

