Karen Johnson Davidson County
Batch# 1191115 DEEDWARR
10/08/2024 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $809.27
20241008-0078176

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** CASSANDRA LAHOUTI 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: $218,722.02 Affiant Subscribed and sworn to before me, this 4th day of October, 2024. Notary Public My Commission Expires: 11-2-2026

WARRANTY DEED

Address New Owner: Ann Landis 6306 A Henry Ford Nashville, TN 37209	Send Tax Bills to: 537 Steveson St. Unit A Nashville, TN 37209	Tax Information: Tax Parcel ID No. P/O 090 12 0 146.00

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, **MCH CONSTRUCTION OF TN, LLC A LIMITED LIABILTY COMPANY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ANN LANDIS, UNMARRIED** ("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 Unit 6306 A of The Homes at 6306 Henry Ford drive, a Horizontal Property Regime with Private Elements located at Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for The Homes at 6306 Henry Ford drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20240917-0071990, Register "A" Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Homes at 6306 Henry Ford drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B"; to said Declaration appearing in Instrument No. 20240917-0071990, and Bylaws appended thereto as Exhibit "C" in said Registers Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to MCH Construction of TN, LLC a Tennessee limited liability company by Deed dated August 27, 2024 from Mildred Hudgins Realty LLC, a Tennessee limited liability company and Leighland Stables LLC, a Tennessee limited liability company recorded September 13th, 2024, in Instrument Number 20240913-0070734, in the Official Records of Davidson County, Tennessee.

This is unimproved property commonly known as: **6306 A Henry Ford 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 4th day of October, 2024.

MCH Construction of TN, LLC

Jennifer S. Ghanem, Authorized Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jennifer S. Ghanem**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Authorized Representative of MCH Construction of TN, LLC, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 4th day of October, 2024.

DAVIDSON COUNTY
CASSANDRA LAHOUT
STATE OF TENNESSEE NOTARY PUBLIC

Notary Public
My Commission Expires: 11-2-2026

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 10/8/2024 (date of document).

Affiant Signature

10/8/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

