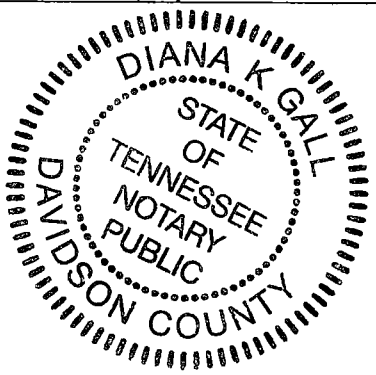
Karen Johnson Davidson County
Batch # 1211960 DEEDWARR
12/03/2024 11 06 08 AM 4 pgs
Fees $23 00 Taxes $1,942 50
20241203-0093776

Lenders Title Company File No 24-001847-524



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of November, 2024.

Notary Public

My commission expires: 9-6-26

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
MCH Development, LLC	MCH Development, LLC	063-04-0-084.00
P.O. Box 8238	P.O. Box 8238	
Hermitage, TN 37076	Hermitage, TN 37076	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Claude Lee Ferrell III, married, and Teresa Ferrell Slay, married

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

MCH Development LLC, a Tennessee limited Liability Company

(hereinafter called the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit

PARCEL I·

Land in the City of Lakewood in Davidson County, Tennessee, being Lot No 28 on the Plan of Polly Acres Subdivision, as of record in Book 3700, Page 57, Register's Office, Davidson County, Tennessee.

Said Lot No 28 fronts 100 feet on the westerly margin of Lynn Lee Drive and runs back between parallel lines measuring 227 feet on the northerly line and 207 feet on the southerly line to a line in the rear measuring 101.75 feet thereon.

Being the same property conveyed to Claude L. Ferrell, Jr and wife, Virginia D. Ferrell by Warranty Deed from C.L. Ferrell and Kirby Clifton of record in Book 5993, page 437, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Virginia Dean Ferrell by Quitclaim Deed from Claude Lee Ferrell, Jr. by and through Trustee Meredith M Griffith, of record in Instrument No 20090106-0001257, Register's Office for Davidson County, Tennessee.

The said Virginia Dean Ferrell having since died testate as a resident of Davidson County, Tennessee on September 22, 2023. Decedent's Last Will and Testament dated October 8, 2008 was admitted to probate on November 11, 2023, under Docket Number 23P2061 in the Seventh Circuit Court of the Twentieth Judicial District of Nashville and Davidson County, Tennessee

Being a portion of the same property conveyed to Claude Lee Ferrell, III and Teresa Ferrell Slay, as tenants in common by Executor's Deed from Claude Lee Ferrell, III, Executor of the Estate of Virginia Dean Ferrell, deceased, of record in Instrument No 20240315-0017994, Register's Office for Davidson County, Tennessee

PARCEL II

Land in Davidson County, Tennessee, Being Lot No. 27 on the Plan of Polly Acres Subdivision in the City of Lakewood, Davidson County, Tennessee, as of record in Book 3700, Page 57, Register's Office, Davidson County, Tennessee

SAID Lot No. 27 fronts 165 feet on the westerly margin of Lynn Lee Drive and runs back between fines measuring 207 feet on the northerly line and 219.7 feet on the southerly line to a line in the rear, measuring 76 96 feet thereon

Being the same property conveyed to Claude Lee Ferrell, Jr. and wife, Virginia Dean Ferrell by Warranty Deed from C L Ferrell and Kirby Clifton, of record in Book 4102, Page 606, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Virginia Dean Ferrell by Quitclaim Deed from Claude Lee Ferrell, Jr. by and through Trustee Meredith M Griffith, of record in Instrument No 20090106-0001255, Register's Office for Davidson County, Tennessee.

The said Virginia Dean Ferrell having since died testate as a resident of Davidson County, Tennessee on September 22, 2023 Decedent's Last Will and Testament dated October 8, 2008 was admitted to probate on November 11, 2023, under Docket Number 23P2061 in the Seventh Circuit Court of the Twentieth Judicial District of Nashville and Davidson County, Tennessee.

Being a portion of the same property conveyed to Claude Lee Ferrell, III and Teresa Ferrell Slay, as tenants in common by Executor's Deed from Claude Lee Ferrell, III, Executor of the Estate of Virginia Dean Ferrell, deceased, of record in Instrument No 20240315-0017994, Register's Office for Davidson County, Tennessee

PARCEL III:

Land in the City of Lakewood in Davidson County, Tennessee, being Lot No. 29 on the Plan of Polly Acres Subdivision, as of record in Book 3700, Page 57, Register's Office, Davidson County, Tennessee.

Said Lot No 29 fronts 100 feet on the westerly margin of Lynn Lee Drive and runs back between parallel lines measuring 247 feet on the northerly line and 227 feet on the southerly line to a line in the rear measuring 101.75 feet there on.

Being the same property conveyed to Claude L. Ferrell and wife, Virginia D. Ferrell by deed from C.L Ferrell (deceased) and Pauline R. Ferrell, of record in Book 10223, page 6, said Register's Office.

Being the same property conveyed to Virginia Dean Ferrell by Quitclaim Deed from Claude Lee Ferrell, Jr by and through Trustee Meredith M. Griffith, of record in Instrument No 20090106-0001256, Register's Office for Davidson County, Tennessee.

The said Virginia Dean Ferrell having since died testate as a resident of Davidson County, Tennessee on September 22, 2023. Decedent's Last Will and Testament dated October 8, 2008 was admitted to probate on November 11, 2023, under Docket Number 23P2061 in the Seventh Circuit Court of the Twentieth Judicial District of Nashville and Davidson County, Tennessee

Being a portion of the same property conveyed to Claude Lee Ferrell, III and Teresa Ferrell Slay, as tenants in common by Executor's Deed from Claude Lee Ferrell, III, Executor of the Estate of Virginia Dean Ferrell, deceased, of record in Instrument No 20240315-0017994, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of Grantors

This is improved property known as **110 Lynn Lee Drive, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows.

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3 Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of November, 2024.

Claude Lee Ferrell III

Teresa Ferrell Slay by

Teresa Ferrell Slay by Claude Lee Ferrell III, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Claude Lee Ferrell III, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 29th day of November, 2024.

Notary Public

My Commission Expires: _____



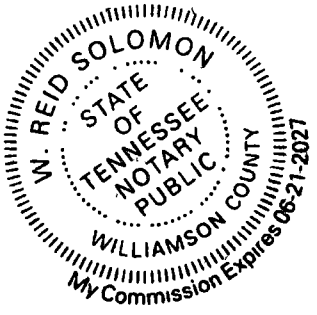
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Claude Lee Ferrell III, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Teresa Ferrell Slay for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Teresa Ferrell Slay, and is authorized by her to execute this instrument on her behalf.

Witness my hand this the 29th day of November, 2024.

Notary Public

My Commission Expires:_____



Lenders Title Company File No. 24-001847-524