THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 1235260 DEEDWARR 02/07/2025 10:26:30 AM 3 pgs Fees: $18.00 Taxes: $3,881.30 20250207-0009477	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $1,049,000.00 Affiant Subscribed and sworn to before me, this 6th day of February 2025. Notary Public My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

WARRANTY DEED

Address New Owner: Kristy L. Tolbert 605 B Fordomatic Drive Nashville, TN 37209	Send Tax Bills to: New Owner **Property**	Tax Information: Tax Parcel ID No. 090 11 0J 002.00

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 TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KRISTY L. TOLBERT, an unmarried woman** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, being Unit B of The Homes at 605 Fordomatic Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Homes at 605 Fordomatic Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220824-0095465, as amended by First Amendment of record in Instrument No. 20220831-0098401 and Second Amendment of record in Instrument No. 20230719-0055753 at Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Mark Riggs and Rebecca Riggs, husband and wife by Warranty Deed from William Justineau and Jessica Leigh Renaud, husband and wife of record in Instrument No. 20220512-0054348 Register's Office for Davidson County, Tennessee, dated April 27, 2022 and recorded on May 12, 2022.

Being the same property conveyed to MCH Construction of TN, LLC, a Tennessee Limited Liability Company by Deed dated August 16, 2023 from Mark Riggs and Rebecca Riggs, husband and wife, recorded August 23, 2023, in Instrument Number 202308230065816, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **605 B Fordomatic Drive 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 Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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 6th day of February, 2025.

MCH CONSTRUCTION OF TN, LLC

Tyler Riggs, member

Matt Haynes, member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Tyler Riggs and Matt Haynes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such persons to be the sole members 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 persons as member(s).

Witness my hand and official seal at office this 6th day of February, 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Krystal Schuster, 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 2/6/25.

Date

Affiant Signature

2/6/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of February, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025