Karen Johnson Davidson County
Batch# 1239522 DEEDQC
02/21/2025 09:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250221-0012873

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

MCH Development, LLC
P.O. Box 8238
Hermitage, TN 37076

Send Tax Bill to:
Owner

Map-Parcel Numbers:
A portion of Map/Par. 063-04-0-084.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for ~~this~~ transfer is ~~$0.00~~.

Affiant

Subscribed and sworn to before me, this the 20 day of Feb, 2025.

Notary Public

My Commission Expires:
5-9-2026

RYLAN AASEBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MCH DEVELOPMENT, LLC** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **MCH DEVELOPMENT, LLC,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT A. **THIS CONVEYANCE IS FOR THE SOLE AND EXPRESS PURPOSE OF RE-ESTABLISHING LOT 28 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 FOR DAVIDSON COUNTY, TENNESSEE**, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 20 day of Feb, 2025.

MCH Development, LLC

Scott Sherrod, Member

RYLAN AASEBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Scott Sherrod, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the sole Member of MCH Development, LLC, the within named Grantor, a Tennessee limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Scott Sherrod as such Member.

Witness hand and official seal at office at 4113 Old Hickory Blvd Tennessee, on this the 20 day of Feb, 2025.

My Commission Expires:

Notary Public

Exhibit A

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 a portion of the same property conveyed to MCH Development, LLC by Warranty Deed from Claude Lee Ferrell III, married and Teresa Ferrell Slay, married, dated November 29, 2024, of record in Instrument Number 20241203-0093776.

Being also a portion of the same property made subject to that certain Declaration of Covenants, Conditions, and Restrictions for Homes at 110 Lynn Lee Drive, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20241219-0098834, said Register's Office. Said Declaration having since been terminated by instrument dated February 13, 2025, of record in Instrument Number 20250214-0011415, said Register's Office.

THIS CONVEYANCE IS FOR THE SOLE AND EXPRESS PURPOSE OF RE-ESTABLISHING LOT 28 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 FOR DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 02/20/2025.

Affiant Signature

02/20/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY