This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF SUMNER

Actual consideration or value, whichever is greater is $454,000.00.

Affiant

Subscribed and sworn before me this the 4th day of April, 2025.

Notary Public
My commission expires: 5-24-28

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Johnson Davidson County
Batch# 1257611 DEEDWARR
04/08/2025 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,679.80
20250408-0026835

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jon Mark McCandless and Joy Sonn McCandless 110 Lynn Lee Dr. Old Hickory, TN 37138	SAME	063-04-0 127.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MCH DEVELOPMENT LLC, a TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JON MARK MCCANDLESS AND JOY SONN MCCANDLESS, HUSBAND AND WIFE, AS TENANTS IN COMMON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

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.

Being a portion of the same property conveyed to MCH Development, LLC, a Tennessee limited liability company by Warranty Deed from Claude Lee Ferrell III, married and Teresa Ferrell Slay, married, dated November 29, 2024 and recorded December 3, 2024 in Instrument No. 20241203-0093776, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to MCH Development, LLC, a Tennessee limited liability company by Quitclaim Deed from MCH Development, LLC, a Tennessee limited liability company, dated February 20, 2025 and recorded February 20, 2025 in Instrument No. 20250220-0012424, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to by deed from , dated , recorded , of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 110 Lynn Lee Dr., Old Hickory, TN 37138.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 4 day of ~~March~~ April, 2025.

MCH Development LLC

By: _____
Jeffrey Scott Sherrod, Sole Member

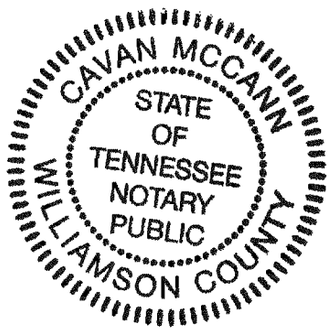
STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeffrey Scott Sherrod, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the SOLE MEMBER of the within named bargainor, MCH Development LLC, and that HE, as such SOLE MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of MCH Development LLC by the said Jeffrey Scott Sherrod as such SOLE MEMBER.

Witness my hand and official seal this 4 day of April, 2025.

My commission expires: 9/21/26

_____
Notary Public



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 4th, April 2025.

Custodian's Signature — 04/04/2025 Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 4th day of April 2025.

Notary Public

MY COMMISSION EXPIRES: 06.14.25

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY