Karen Johnson Davidson County
Batch# 1269723 DEEDQC
05/07/2025 08:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250507-0035527

THIS INSTRUMENT PREPARED BY:

Bell & Alexander Title Services, Inc.
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: 063-08-0-257.00

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 25th day of April, 2025.

Notary Public

My Commission Expires:
9-7-26

STATE OF TENNESSEE NOTARY PUBLIC BENJAMIN SEAMON DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($0.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MCH PROPERTY MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENCE DO HEREBY CONVEY TO **MCH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED GRANTEE(S), ITS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See Attached Exhibit A.

THIS IS IMPROVED PROPERTY KNOWN AS: 418 B HADLEYS BEND BLVD, NASHVILLLE, TN 37138

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

Witness my hand this the 25th day of April, 2025.

MCH Property Management, LLC

BY: _____
Jeffrey Scott Sherrod, Authorized Representative

STATE OF TENNESSEE
COUNTY OF Davidson

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 Authorized Representative of the within named **bargainor**, a LLC, and that HE, as such Authorized Representative, executed the foregoing **instrument** for the purposes therein contained **by signing** the name of the LLC by the said **Jeffrey Scott** Sherrod as such Authorized **Representative**.

Witness my hand and official seal this 25th day of April, 2025.

My commission expires: 9-7-26

_____
Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot 21 of Block "U" on the plan of Hadley's Bend City, as shown on plat of record in Plat Book 421, Page 120, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to MCH Property Management, LLC, by deed dated 01/27/2025 , from MCH Property Management, LLC, of record in Instrument No. 20250128-0006537, Register's Office for said County.

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 4/25/25.

Affiant Signature

4/29/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY