Karen Johnson Davidson County
Batch# 1279930 DEEDWARR
05/30/2025 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20250530-0042683

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027	STATE OF TN) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00 Affiant Subscribed and sworn to before me, this 30 day of May, 2025. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Nicholas J. Hardesty 517A Continental Drive Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 102030P00100CO

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** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **NICHOLAS J. HARDESTY, A SINGLE PERSON** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 517 A of The Homes at 517 Continental, a Horizontal Property Regime with Private Elements located at Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for The Homes at 517 Continental, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20240311-0016803, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Homes at 517 Continental, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20240311-0016803, and Bylaws appended thereto as Exhibit "C", in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to MCH Construction of TN, LLC by Deed dated August 29, 2022 from Joseph Michael Jakes and Stephanie Nicole Jakes, husband and wife, recorded September 19, 2022, in Instrument Number 202209190104032, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **517A Continental 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 Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 29th day of May, 2025.

MCH CONSTRUCTION OF TN, LLC

Tyler Riggs, Member

Matthew 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 MATTHEW HAYNES**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Authorized Representative 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 person as Authorized Representative.

Witness my hand and official seal at office this 29th day of May, 2025.

Notary Public
My Commission Expires: 11-2-26

True Copy Certification

I, **Denise Woods,** 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 this the 29 day of May, 2025.

Denise Woods
Affiant Signature
Date 5/30/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of May, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

