THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203



Karen Johnson
Batch # 1293764
07/03/2025 01 03 15 PM
Fees $13 00 Taxes $3,881 30

Davidson County
DEEDWARR
2 pgs



20250703-0052778

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $1,049,000.00

Dawn Martin
Affiant

Subscribed and sworn to before me, this 1st day of July, 2025.

Notary Public
My Commission Expires: 11-3-25

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Brian Levin and Chloe Levin 605A Fordomatic Drive Nashville, TN 37209	New Owner	Tax Parcel ID No. 090 11 0J 001.00

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 **BRIAN LEVIN AND CHLOE LEVIN, HUSBAND AND WIFE** ("Grantee" collectively), 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, being Unit A 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 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: **605A 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 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 1st day of July, 2025.

MCH CONSTRUCTION OF TN, LLC

Jennifer S. Ghanem, Authorized Representative

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JENNIFER S. GHANEM**, 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 1 day of July, 2025.

Notary Public
My Commission Expires. 11/2/26

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Rudy Title & Escrow, LLC
POST RECORDING
608 Shelby Avenue
Nashville, TN 37206