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 Williamson

Actual consideration or value, whichever is greater is $490,000.00.

Affiant

Subscribed and sworn before me this the 18 day of August, 2025.

Notary Public
My commission expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1311618 DEEDWARR
08/19/2025 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20250819-0066097

Address of New Owner:	Send Tax Bill to:	Tax Information:
John Edmondson'	AMERICAN PACIFIC MORTGAGE	063-08-0 228.00
Vanessa Edmondson	CORPORATION	
418 A Hadleys Bend Blvd	3000 LAVA RIDGE COURT SUITE 200	
Old Hickory, TN 37138	ROSEVILLE, CA 95661	

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 LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOHN EDMONDSON AND VANESSA EDMONDSON, HUSBAND AND WIFE, 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 22 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 Development, LLC, a Tennessee Limited Liability Company, by deed dated 04/25/2025, from MCH Property Management, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20250507-0035701, Register's Office for said County.

Also 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. 20250128-0006538, Register's Office for said County.

Also being a portion of the same property conveyed to MCH Property Management, LLC, by deed dated 07/13/2022, from Jeffrey Scott Sherrod of record in Instrument No. 20221004-0109405, Register's Office for said County.

Also being the same property conveyed to Jeffrey Scott Sherrod by deed dated 05/12/2020, from J. Scott Sherrod of record in Instrument No. 20200518-0051336, Register's Office for said County.

Also being the same property conveyed to J. Scott Sherrod by deed dated 02/20/2020, from Christopher Toland, married and Nichole Toland, unmarried, of record in Instrument No. 20200224-0019850, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 418 A Hadleys Bend Blvd, 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 15th day of August, 2025.

MCH Development, LLC

By: _____
Jeffrey Scott Sherrod, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

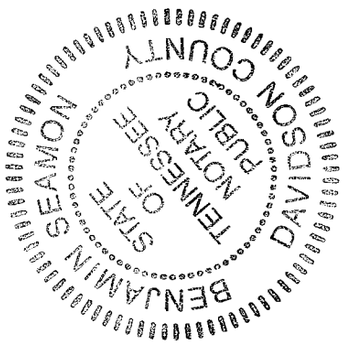
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeffrey Scott Sherrod, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the SOLE MEMBER of the within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

Witness my hand and official seal this 15th day of August, 2025.

My commission expires:

9-7-26

_____
Notary Public



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 8-15-25.

Affiant Signature

8-19-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY