Karen Johnson Davidson County
Batch# 1341954 DEEDWARR
11/04/2025 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $4,532.50
20251104-0087841

THIS INSTRUMENT PREPARED BY:

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

TREVOR KELLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $1,225,000.00

Affiant

Subscribed and sworn to before me, this 30 day of October, 2025.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Colby Anglin and Madison Anglin 504B Scholarship Drive Nashville, TN 37209	New Owner	Tax Parcel ID No. **090 16 1F 002.00**

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 **COLBY ANGLIN AND MADISON ANGLIN, HUSBAND AND WIFE** (collectively "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 No. B on the plan of The Homes at 504 Scholarship Drive, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Homes at 504 Scholarship Drive, a Horizontal Property Regime with Private Elements of record in Instrument No.20240917-0072009, 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 September 11, 2024 from Mildred Hudgins Realty, LLC, a Tennessee Limited Liability Company and Leigh-Land Stables, LLC, a Tennessee Limited Liability Company, recorded September 17, 2024, in Instrument Number 202409170071985, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **504B Scholarship 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 30th day of October, 2025.

MCH CONSTRUCTION OF TN, LLC

Tyler Riggs, 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**, 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 30th day of October, 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **11/4/2025** (date of document).

Affiant Signature

11/4/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4** day of **November**, **2025**

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

