Karen Johnson Davidson County
Batch# 1348448 DEEDWARR
11/20/2025 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20251120-0092748

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251152673** TREVOR KELLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2029	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me, this 10th day of November, 2025. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: MCH Construction of TN, LLC **517B Continental Dr** **Nashville, TN 37209**	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 090 16 0 017.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Polly L. Linden, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MCH Construction of TN LLC, a Tennessee limited liability company**, ("Grantees"), its 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 Lot No. 364 on the Map of CHARLOTTE PARK, SECTION 5, as of record in Plat Book 2663, Page 112, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 364 fronts 76.7 feet on the Northeasterly side of Scholarship Drive and extends back 150.8 feet on the Northwesterly line and 147.8 feet on the Southeasterly line to a dead line in the rear of which it measures 85.4 feet.

Being the same property conveyed to Polly L. Linden, a married woman, by Warranty Deed from J. Harold Critcher and wife, June R. Critcher, of record in Instrument No. 20170825-0087639, in the Register's Office of Davidson County, Tennessee, dated August 23, 2017 and recorded on August 25, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Charlotte Park, Section 5, as recorded in Plat Book 2663, Page(s) 112.

This is improved property located at 518 Scholarship Drive Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 10th day of November, 2025.

Polly L. Linden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Polly L. Linden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of November, 2025.

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 **11/17/2025** (date of document).

Affiant Signature

11/17/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17** day of **November**, **2025**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY