THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251152762

Karen Johnson
Batch # 1349747
11/21/2025 10 29 14 AM
Fees $13 00 Taxes $2,682 50

Davidson County
DEEDWARR
2 pgs

20251121-0093172

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 09, 2029

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $725,000 00

Affiant

Subscribed and sworn to before me, this 19th day of November, 2025.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
MCH Construction of TN, LLC. 517B Continental Drive Nashville, TN 37209	New Owner	Tax Parcel ID No. 103 14 0 031.00

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, **Matthew C. McNeese and Alene G. McNeese, husband and wife** ("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. 32 on the Plan of REVISED PLAN OF HILLWOOD TERRACE, SECTION 2 of record in Plat Book 3300, Page 33 and revised in Plat Book 3300, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew C. McNeese and Alene G. McNeese, Husband and Wife, by Warranty Deed from Mark Ott and Joanna Ott, Husband and Wife, of record in Instrument No. 20190502-0041106, in the Register's Office of Davidson County, Tennessee, dated April 30, 2019 and recorded on May 02, 2019.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLWOOD TERRACE, SECTION 2, as recorded in Plat Book 3300, Page(s) 33 and as revised in Plat Book 3300, Page 73.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2750, Page 521 and Book 3315, Page 282.

This is improved property located at 83 Brookwood Terrace Nashville TN 37205

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 19th day of November, 2025.

Matthew C. McNeese

Alene G. McNeese

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 19th day of November, 2025

Notary Public

My Commission Expires:

