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 Davidson

Actual consideration or value, whichever is greater is $455,000.00.

Affiant

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn before me this the 16 day of December, 2025.

Notary Public
My commission expires: 3-20-28

Karen Johnson Davidson County
Batch# 1360532 DEEDWARR
12/22/2025 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20251222-0101437

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Stephen Ownby Kimberly Ownby 418 B Hadleys Bend Blvd Old Hickory, TN 37138	American Pacific Mortgage Corp 3000 Lava Ridge Ct, Ste. 200 Roseville, CA 95661	063-08-0 257.00

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 TENNESSEELIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to STEPHEN OWNBY AND KIMBERLY OWNBY, 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 21 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. 20250507-0035527, 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. 20250128-0006537, 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 B 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 16th day of December, 2025.

MCH Development, LLC

BY: _____
Jeffrey Scott Sherrod, Sole 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 16th day of December, 2025.

My commission expires:

9-7-26

_____
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
BENJAMIN SEAMON
DAVIDSON COUNTY

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 true and exact copy of the original document executed and authenticated according to law on 12/18/25 (date of document).

Affiant Signature

12/18/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

