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 Sumner

Actual consideration or value, whichever is greater is $480,000.00.

Affiant

Subscribed and sworn before me this the 15th day of January, 2026.

Notary Public
My commission expires:

Karen Johnson Davidson County
Batch# 1370882 DEEDWARR
01/16/2026 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20260116-0004086

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Daniel B. Snyder 108 Lynn Lee Dr. Old Hickory, TN 37138	SAME	063-04-0 126.00

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 TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DANIEL B. SNYDER,AN UNMARRIED MAN, 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 No. 28 on the Plan of Polly Acres Subdivision, as of record in Book 3700, Page 57, Register's Office, Davidson County, Tennessee.

Said Lot No. 28 fronts 100 feet on the westerly margin of Lynn Lee Drive and runs back between parallel lines measuring 227 feet on the northerly line and 207 feet on the southerly line to a line in the rear measuring 101.75 feet thereon.

Being the same property conveyed to MCH Development, LLC, by deed dated 02/20/2025, from MCH Development, LLC, of record in Instrument No. 20250221-0012873, Register's Office for said County.

Also being a portion of the same property conveyed to MCH Development, LLC, a Tennessee limited liability company, by deed dated 11/29/2024, from Claude Lee Ferrell, III, married, and Teresa Ferrell Slay, married, of record in Instrument No. 20241203-0093776, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 108 Lynn Lee Dr., 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 January, 2026.

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 15th day of January, 2026.

My commission expires:

9-2-26

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Angel Hyde, 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 1.15.26 (date of document).

Angel Hyde
Affiant Signature

January 16, 2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16 day of January, 2026.

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 4.22.29