QUITCLAIM DEED JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY LR-BD-23-1326	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF December, 2023. Notary Public MY COMMISSION EXPIRES: 11-3-25 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
TripleM Development, LLC, A Tennessee Limited Liability Company	**New Owner**	
(NAME) **640 Spence Lane, Suite 235,**	(NAME)	**071-15-0-196-00**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

The Purpose of this instrument is to obtain separate Map & Parcel Numbers for each lot.

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRIPLEM DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **TRIPLEM DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 145, 146 and 147 on the Plan of Highland Land Company's Subdivision, of record in Plat Book 421, Page 14, in the Register's Office for Davidson County, Tennessee.

Said lots adjoin and front 75 feet on the west side of Stainback Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to TripleM Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Mattye Tisdale, Executrix for the Estate of Mary Anna Bryson Hudson of recor in Instrument No. 20230830-0068045, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1326 Stainback Ave, Nashville, Tennessee 37207-5133**.

Karen Johnson Davidson County
Batch # 1080326 DEEDQC
12/08/2023 03:39:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231208-0095058

Witness my/our hand(s) this the 8 day of December, 2023.

TripleM Development, LLC

BY: _____
Abram Mitchell, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ABRAM MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of TripleM Development, LLC, the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of December, 2023.

_____
Notary Public

My Commission Expires: 1-3-25

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212