QUITCLAIM DEED

Karen Johnson
Batch # 1121504
04/10/2024 02:35:15 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240410-0025549

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 8th DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/03/2027
DAVIDSON COUNTY

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)
Abram Mitchell	**New Owner**	
(NAME)	(NAME)	**071-15-0-582-00**
640 Spence Lane, Suite 235,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **ABRAM MITCHELL, UNMARRIED** 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 No. 145 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 part of 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**.

Witness my/our hand(s) this the 8th day of April, 2024.

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 April, 2024.

_____
Notary Public

My Commission Expires:

BRITTANY SENSABAUGH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/03/2027
DAVIDSON COUNTY

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