Karen Johnson Davidson County
Batch# 1124463 DEEDWARR
04/18/2024 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20240418-0027861

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$145,000.00.**

Affiant

Subscribed and sworn to before me, this the 16 day of April, 2024.

Notary Public

My commission expires: 9/7/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
TripleM Development, LLC, a Tennessee limited liability company	**OWNER**	**Map 072-03-0 Parcel 106.00**
640 Spence Ln, Ste 235		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Linda D. Stokley, Elizabeth J. Maugeri, and Teresa A. Laboy, as sole heirs-at-law of Charles A. Rimmer, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TripleM Development, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being the easterly half of Lot No. 180 on the Plan of Inglewood Place, as of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said easterly part of Lot No. 180 fronts 50 feet on the southerly side of McChesney Avenue and runs back between parallel lines 205.00 feet, to a line in the rear measuring 50 feet thereto.

Being the same property conveyed to C. A. Rimmer, Jr., unmarried, by Warranty Deed dated July 15, 1969, from Frances L. Beal, of record in Book 4360, Page 857, and re-recorded in Book 4364, Page 278, Register's Office for Davidson County, Tennessee. The said C. A. Rimmer, Jr (also known as Charles A. Rimmer, Jr. and Charles Alexander Rimmer) having died intestate on June 11, 2021. Linda D. Stokley, Elizabeth J. Maugeri and Teresa A. Leboy were determined to be the sole heirs-at-law by Affidavits of Heirship of record in Instrument Nos. 20231004-0077972, 20240221-0011795, 20240221-0011796 and 20240221-0011797, said Register's Office.

The property conveyed herein is unimproved and therefore not the place of residence of the Grantors or their spouses.

Conveyance of the above described property is subject to the following: 1)The Plan of record in Plat Book 332, Page 101, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4275, Page 396, Register's Office for Davidson County, Tennessee; 3) Restrictive Covenants contained in instrument of record in Book 385, Page 16, Register's Office for Davidson County, Tennessee. NOTE: Said Restrictions are not applicable to portions thereof that have already expired; 4) Taxes for the current year prorated and assumed by the Grantee.

This is improved (____) Unimproved (__X__) property, known as **1118 McChesney Ave, Nashville, TN 37216**

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 that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hand(s) this 16th day of **April, 2024.**

Linda D Stokley

Linda D. Stokley

Elizabeth J. Maugeri

Elizabeth J. Maugeri

Teresa A. Laboy

Teresa A. Laboy

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public of said County and State, **Linda D. Stokley,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 16th day of **April, 2024.**

Notary Public

My Commission Expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
Online Notary Public
My Commission Expires
May 16, 2027

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public of said County and State, **Elizabeth J. Maugeri,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 16th day of **April, 2024.**

Notary Public

My Commission Expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
Online Notary Public
My Commission Expires
May 16, 2027

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public of said County and State, **Teresa A. Laboy,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 16th day of **April, 2024.**

Notary Public

My Commission Expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Holly + Mason, 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 4/16/24.

Affiant Signature

4/17/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of April, 2024

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25