Karen Johnson Davidson County
Batch# 1139707 DEEDWARR
05/28/2024 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $3,640.80
20240528-0039279

WARRANTY DEED

TAYLOR JANDRO NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/24/2028 DAVIDSON COUNTY

STATE OF **Tennessee**
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $984,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1104 B Buchanan LLC	NEW OWNER	
(NAME) **Somer Fleming and Todd Fleming**	(NAME)	081-07-4B-002.01-CO
(ADDRESS) **106 Granite Creek Road**	(ADDRESS)	
Sitka, AK 99835		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **1104 Buchanan, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **1104 B Buchanan LLC**, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Unit No. B on the plan of Eleven-Four Buchanan Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Eleven-Four Buchanan Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20221019-0113990, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

BY ORDER ON ADMINISTRATOR'S MOTION TO REVISE ORDER OR, ALTERNATIVELY, FOR INTERLOCUTORY APPEAL REGARDING ADMINISTRATOR'S MOTION FOR SUMMARY JUDGMENT entered in Case No. 07P1630, Seventh Circuit Court for the Twentieth Judicial District, State of Tennessee/Metropolitan Nashville-Davidson County (Probate Division) and filed for record in Instrument No. 20220608-0065527, in the Register's Office for Davidson County, Tennessee.
The said Early McGowan, Jr. having since died intestate on August 29, 2006 leaving Early McGowan, III as his sole heir at law.
The said Early McGowan, III having since died intestate on November 28, 2015 leaving Jasmine April Allgood and Early Robert McGowan as his sole heirs at law.

Being the same property conveyed to 1104 Buchanan, LLC by Quitclaim Deed from Jasmine April Allgood (maiden name McGowan) and Early Robert McGowan of record in Instrument No. 20220801-0087432 Register's Office for Davidson County, Tennessee, dated July 23, 2022 and recorded on August 1, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1104 B Buchanan St. Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 hand this 21st day of May, 2024.

1104 Buchanan, LLC, by Triple M Development, LLC, Member

By Abram Mitchell, Sole Member of Triple M Development LLC

1104 Buchanan, LLC

By Abram Mitchell, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Abram Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Triple M Development, LLC, Member of **1104 Buchanan, LLC** the within named bargainer, and that he/she as such Sole Member of Triple M Development, LLC,, executed the foregoing instrument for the purposes therein contained, by signing the name of **1104 Buchanan, LLC** by himself as Sole Member of Triple M Development, LLC, Member of 1104 Buchanan, LLC.

WITNESS my hand and official seal at office this 21st day of May, 2024.

Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Abram Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of **1104 Buchanan, LLC** the within named bargainer, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of **1104 Buchanan, LLC** by himself as Member.

WITNESS my hand and official seal at office this 21st day of May, 2024.

Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 May 21, 2024.

Affiant Signature

5/21/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 21 day of May, 2024.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY