WARRANTY DEED

Karen Johnson Davidson County
Batch# 1172468 DEEDWARR
08/21/2024 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20240821-0064123

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF August, 2024

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
MEMORIE WHITE

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

ADDRESS NEW OWNER(S) AS FOLLOWS: TripleM Development LLC & MNG Investments, LLC	SEND TAX BILLS TO:	
(NAME) 640 Spence Lane #240	(NAME) New Owner	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(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, **R.D. Stein, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **TripleM Development LLC, a Tennessee limited liability company and MNG Investments, 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:

Tracts I and II: M&P 071 14 0 342.00: 1113 Brick Church Pike, Nashville, TN 37207

Land in Davidson County, Tennessee, being the westerly parts of Lot Nos. 10 and 11 on the Plan of the Map of the Subdivision of Goolsby Lands of record in Plat Book 57, Page 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, and further described as follows: Beginning on the easterly margin of the Brick Church Pike at the corner of Lot Nos. 11 and 12; thence with said Pike, southwardly 100 feet to the corner of Lot Nos. 9 and 10; thence with the line between said Lots eastwardly 89 feet to the southwest corner of the property conveyed to the State of Tennessee by deed from Hazel L. Allen of record in Book 3183, Page 81, Register's Office for Davidson County Tennessee; thence with the westerly line of said State property, north 17 degrees 48 minutes east 101 feet to the southerly line of Lot No. 12; thence with said line, westwardly 96.5 feet to the beginning.

Being the same property conveyed to R. D, Stein by Warranty Deed from Louise Lewis of record in Instrument No. 20040727-0089659 Register's Office for Davidson County, Tennessee, dated July 27, 2004 and recorded on July 27, 2004.

Tract III: M&P 071 14 0 341.00 1117 Brick Church Pike, Nashville, TN 37207

Land in Davidson County, Tennessee, being Part of Lot 12 on the Plan of Subdivision of Goolsby Lands of record in Plat Book 57, Page 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, and being further described as follows: Said part of Lot 12 fronts 50 feet on the easterly side of Brick Church Pike and runs back 97 feet, more or less, on the southerly line and 100 feet more or less, on the northerly line to the I-65 Highway fence; thence with said fence 50 feet more or less.

Being the same property conveyed to R. D, Stein by Warranty Deed from Louise Lewis of record in

Instrument No. 20040727-0089659 Register's Office for Davidson County, Tennessee, dated July 27, 2004 and recorded on July 27, 2004.

Tract IV: M&P 071 14 0 340.00 1119 Brick Church Pike, Nashville, TN 37207

Land in Davidson County, Tennessee, being Lot 13 on the Plan of Subdivision of Goolsby Lands of record in Plat Book 57, Page 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, and further described as follows:

Said Lot 13 fronts 50 feet on the east side of Brick Church Pike and runs back between parallel lines 104 feet to an expressway fence.

Being the same property conveyed to R. D. Stein by Warranty Deed from Benjamin D. Peach and Lynda Faith Peach of record in Instrument No. 200410060120464 Register's Office for Davidson County, Tennessee, dated September 30, 2004 and recorded on October 6, 2004.

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.

This is improved / unimproved x property, known as 1113 Brick Church Pike Nashville, TN 37207
(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 successors 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 14th day of August, 2024.

R.D. Stein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, R.D. Stein, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of August, 2024.

A. Scott Hubbard
Notary Public

My Commission Expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Holly A 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 8/14/24.

Holly

Affiant Signature

8/14/24

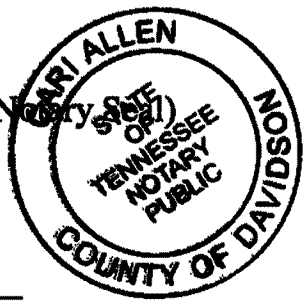
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 14 day of August, 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 1-6-25