Karen Johnson Davidson County
Batch# 1172468 DEEDQC
08/21/2024 09:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240821-0064127

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **TripleM Development LLC, a Tennessee limited liability company and MNG Investments, LLC, a Tennessee limited liability company** ("Grantors"), hereby remise(s), release(s), convey(s), and quit claim(s) unto **TripleM Development LLC, a Tennessee limited liability company & MNG Investments, LLC, a Tennessee limited liability company** (Grantees), all of their rights, title, and interests in the following described real property, to wit:

Tract I: part of M&P 071 14 0 342.00 part of 1113 Brick Church Pike, Nashville, TN 37207

Land in Davidson County, Tennessee, being the westerly parts of Lots 10 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.

Tract II: part of M&P 071 14 0 342.00 part of 1113 Brick Church Pike, Nashville, TN 37207

Land in Davidson County, Tennessee, being Part of Lot 11 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.

***** THE PURPOSE OF THIS QUIT CLAIM IS TO CREATE TWO SEPARATE PARCELS. ******

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number 202408210064123 in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 15th day of August, 2024.

TripleM Development LLC

By: Abram Mitchell, Sole & Managing Member — Sole & Managing Member

MNG Investments, LLC

By: Matthew Geis, Member — Member

By: Nathan Geis, Member — 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/herself to be **Sole & Managing Member** of **TripleM Development LLC** the within named bargainer, and that he/she as such **Sole & Managing Member**, executed the foregoing instrument for the purposes therein contained, by signing the name of **TripleM Development LLC** by himself/herself as **Sole & Managing Member**.

WITNESS my hand and official seal at office this 15th day of August, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-3-2025

STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF DAVIDSON — MEMORIE WHITE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Matthew Geis and Nathan Geis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be **Members of MNG Investments, LLC** the within named bargainer, and that they as such **Members**, executed the foregoing instrument for the purposes therein contained, by signing the name of **MNG Investments, LLC** by themselves as **Members**.

WITNESS my hand and official seal at office this 15th day of **August, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.2025

For recording information only

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 15th day of **August, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PROPERTY OWNER:	**TripleM Development LLC and MNG Investments, LLC**
OWNER'S ADDRESS:	640 Spence Ln #240 Nashville TN 37217
MAIL TAX BILLS TO:	new owner at owners address

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 8/15/24.

Holly

Affiant Signature

8/15/24

Date

State of TN
County of Davidson

Sworn to and subscribed before me this 15 day of August, 2024.

Cari

Notary's Signature

(Notary Seal)

CARI ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

My Commission Expires: 1-6-25