Karen Johnson
Batch # 1182246
09/16/2024 03:27:21 PM
Fees: $13.00 Taxes: $814.00
Davidson County
DEEDWARR
2 pgs
20240916-0071467

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $220,000.00. Affiant Subscribed and sworn to before me, this the 15th day of August, 2024. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
TripleM Development LLC	New Owner(s)	082-07-0418.00
640 Spence Ln, 240		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KIMBERLY LITTLES, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRIPLEM DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 29 on the Map of Miller's Addition to Edgefield, now East Nashville, is of record in Book 57, page 133, Register's Office for said County.

Said Lot No. 29 fronts 50 feet on the Westerly side of North 5th, formerly Cleveland Street, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Harold D. Street and wife, Roberta Lee Street by Warranty Deed from Robert E. Lee and wife, E.E. Lee of record in Book 2541, page 83, Register's Office for Davidson County, Tennessee, dated June 01, 1956 and recorded on June 01, 1956.

Being the same property conveyed to Jesse L. Kay and Donzella L. Kay (married) by Quitclaim Deed from Sorena Roberta Street (also known as Roberta Lee Street), individually and as the wife of now Deceased, Harold D. Street (also known as H.D. Street) of record in Instrument No. 201606030056393 Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on June 03, 2016.

Being the same property conveyed to Kimberly Littles, Unmarred by Warranty Deed from Jesse L. Kay and Donzella L. Kay, Husband and Wife, of record in Instrument No. 20240916-0071466 Register's Office for Davidson County, Tennessee, dated August 15, 2024 and recorded on ~~August~~ September 16, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 802 North 5th Street, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of August, 2024.

Kimberly Littles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kimberly Littles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of August, 2024.

Notary Public

My Commission Expires: 6/18/2028

JATIN A SHAH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-18-2028