Karen Johnson Davidson County
Batch# 1190939 DEEDQC
10/08/2024 08:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241008-0077950

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** ("Grantor"), a Tennessee limited liability company, hereby remise(s), release(s), convey(s), and quit claim(s) unto MAN Properties LLC, (Grantee), all of its rights, title, and interests in the following described real property, to wit:

Tract I: M&P 07114034200 1115 Brick Church Pike, Nashville, TN 37207
BEGINNING AT A MAG-NAIL NEW IN THE EAST RIGHT-OF-WAY OF BRICK CHURCH PIKE AND THE COMMON CORNER WITH LOT 10 & 11 AND BEING THE SOUTHWEST CORNER OF THE SUBJECT PROEPRTY; THENCE, N 14 DEG. 19' 55" E, 50.00' TO AN IRON PIN NEW AND COMMON CORNER WITH LOT 12 OWNED BY TRIPLEM DEVELOPMENT, LLC & MNG INVESTMENTS, LLC OF RECORD IN INSTR. NO. 20240821-0064123; S 75 DEG. 00' 15" E, 96.70' TO AN IRON PIN NEW IN THE WEST RIGHT-OF-WAY OF INTERSTATE 65/24; THENCE, S 18 DEG. 45' 01"W, 50.10' TO AN IRON PIN NEW AND COMMON CORNER WITH SAID LOT 10; THENCE, N 75 DEG. 00- 15" W, 92.84'; TO THE POINT OF BEGINNING AND CONTAINNING 4,738 SQ. FT., OR 0.11 ACRES, MORE OR LESS. Survey derived from Survey completed June 20, 2024 by Michael R. Williams, TRLS No 1906.

Tract II: M&P 071 14 0 340.00 1119 Brick Church Pike, Nashville, TN 37207
BEGINNING AT A MAG-NAIL NEW IN THE EAST RIGHT-OF-WAY OF BRICK CHURCH PIKE AND THE COMMON CORNER WITH LOT 12 & 13 AND BEING THE SOUTHWEST CORNER OF THE SUBJECT PROEPRTY; THENCE, N 14 DEG. 19' 55" E, 50.00' TO AN IRON PIN NEW AND COMMON CORNER WITH LOT 14 OWNED BY KARMA DUPLEX, LLC OF RECORD IN INSTR. NO. 20240306-0015726; S 75 DEG. 00' 15" E, 104.42' TO AN IRON PIN NEW IN THE WEST RIGHT-OF-WAY OF INTERSTATE 65/24; THENCE, S 18 DEG. 45' 01"W, 50.10' TO AN IRON PIN NEW AND COMMON CORNER WITH SAID LOT 12; THENCE, N 75 DEG. 00- 15" W, 100.56'; TO THE POINT OF BEGINNING AND CONTAINNING 5,124 SQ. FT., OR 0.118 ACRES, MORE OR LESS. Survey derived from Survey completed June 20, 2024 by Michael R. Williams, TRLS No 1906.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number 20240821-0064123 in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 7th day of October **2024.**

TripleM Development LLC, a Tennessee limited liability company

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

MNG Investments, LLC

By: **Matthew Geis, Member**

By: **Nathan Geis, Member**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, 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 **Sole & Managing Member** of **TripleM Development LLC**, and that he as such **Sole & Managing Member**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **TripleM Development LLC**, in his capacity as **Sole & Managing Member**.

WITNESS my hand and official seal at office this 7th day of October 2024

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.2025

COUNTY OF DAVIDSON MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Matthew 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**, and that they as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **MNG Investments, LLC**, in their capacity as Members

WITNESS my hand and official seal at office this 7th day of October 2024

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.2025

COUNTY OF DAVIDSON MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC

For recording information only

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 7th day of October 2024

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.2025

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

PROPERTY OWNER:	MAN Properties LLC, 200 May Drive, Madison, TN 37115
OWNER'S ADDRESS:	MAN Properties LLC, 200 May Drive, Madison, TN 37115
MAIL TAX BILLS TO:	MAN Properties LLC, 200 May Drive, Madison, TN 37115

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 October 7, 2024.

Affiant Signature

10/7/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 day of October 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026