WARRANTY DEED

Karen Johnson
Batch # 1193253
10/14/2024 02:39:16 PM
Fees: $13.00 Taxes: $2,127.50

Davidson County
DEEDWARR
2 pgs

20241014-0079545

LANDIS A. THORNTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 7-7-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kelsie Nichole Brits and Brandon Brits	**Cadence Bank, N.A.**	
(NAME)	(NAME)	**081-07-0K-002.01-CO**
1505B Clay Street	**2778 West Jackson Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Tupelo, MS 38801**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRIPLEM DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELSIE NICHOLE BRITS, A MARRIED WOMAN, AND BRANDON BRITS, A MARRIED MAN, JOINT TENANCY WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1505B, on the Plan of Fifteen-Five Clay Street, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220720-0083301, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to True Investments, Inc., a Tennessee Corporation by Warranty Deed from Teresa A. Jones, Becky M. Buchanan, Joseph J. Jones, Jennifery J. Jones, and Joyce J. Jones, individually and as Administatrix of the Estate of Glenda Lynn Jones, dated September 16, 2021, of record in Instrument No. 20220512-0054386, dated May 9, 2022 and recorded May 12, 2022, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Triplem Development, LLC by Quitclaim Deed from True Investments, Inc., a Tennessee Corporation of record in Instrument No. 20230111-0002415 Register's Office for Davidson County, Tennessee, dated January 03, 2023 and recorded on January 11, 2023.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 44, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20220720-0083301, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20220801-0087554, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants of record in Instrument Number 20240213-0010069, in the Register's Office for Davidson County, Tennessee.
- Agreement for dedication of Public Right-of-way of record in Instrument No. 20221103-0118755, Register's Office of Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1505B Clay Street, Nashville, Tennessee 37208**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 1st DAY OF OCTOBER, 2024.

TripleM Development, LLC

BY: _____

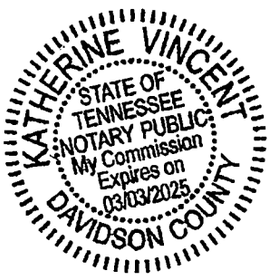
Abram Mitchell
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ABRAM MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of TRIPLEM DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of October, 2024.

_____
Notary Public
My Commission Expires: 3-3-2025
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212