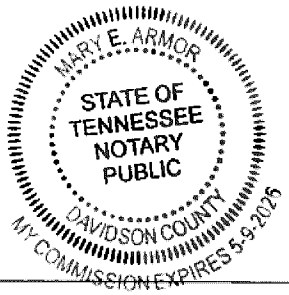
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF NOVEMBER, 2024.

M. Armor
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TripleM Development, LLC Sell My House Fast TN, LLC	TripleM Development, LLC Sell My House Fast TN, LLC	071070019.00
(NAME) 640 Spence Lane # 235	640 Spence Lane # 235	Karen Johnson Davidson County Batch# 1205321 DEEDWARR 11/14/2024 11:49:30 AM 3 pgs Fees: $18.00 Taxes: $370.00 20241114-0088799
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(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 considerations, the receipt of which is hereby acknowledged, I/**we Michael H. Terry, a married man and Cheryl T Miller, a married woman, Heirs at Law of Evelyn Gary Terry**, 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, and Sell My House Fast TN, LLC, a Tennessee limited liability company, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Western Part of Lot No. 1 on the Map of T.J. Cage's Subdivision of the Tarplay Place of record in Book 332, Page 97, (incorrectly refered as Book 333, Page 97 on prior deed) and re-subdivided in Instrument No. 20170413-0036125, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description and more particularly described as follows:

Beginning at a point in the northerly margin of Trinity Lane in the southwest corner of Lot No. 1 and the southeast corner of Lot No. 3, thence eastwardly along the northerly edge of Trinity Lane 60 feet to a point and extending back between parallel lines 100 feet more or less to a dead line on which it measures 60 feet.

Being the same property conveyed to Evelyn Gary Terry by Warranty Deed from Mildred Barnhill Gary, widow of Hume Odell Gray, deceased, dated 09/30/1968, of record in Book 4303, Page 186, Register's Office for Davidson County, Tennessee.

The said Evelyn G. Terry died testate on 09/29/2012, leaving the said Michael H. Terry and Cheryl T. Miller as her sole heirs at law, as evidenced in File No. 12P1835, Probate Court Clerk's Office for Davidson County, Tennessee, and recorded in Instrument No. 20121226-0118893, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☒

This is improved ☐ 107 Old Trinity Lane, 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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 6th day of November, 2024.

Michael H. Terry

Cheryl T Miller

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael H. Terry and Cheryl T Miller, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of November, 2024

Notary Public:
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 11/6/24 (date of document)

Regina Sullo

Affiant Signature

November 14, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 14 day of November, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026