Karen Johnson Davidson County
Batch # 1213349 DEEDWARR
12/09/2024 10 00 35 AM 2 pgs
Fees $13 00 Taxes $2,438 30
20241209-0095246

WARRANTY DEED

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $659,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF December, 2024

Notary Public

MY COMMISSION EXPIRES 9/21/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Alexis Meyer	Cadence Bank	
(NAME)	(NAME) PO Box 3356	071-15-0-584 00
(ADDRESS)	(ADDRESS) Tupelo, MS 38803-3356	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **TripleM Development LLC, a Tennessee limited liability company** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Alexis Meyer, a single person, sole ownership,** HEREINAFTER CALLED THE GRANTEE, HIS/HER HEIRS AND 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 Lot No. 147, on the Plan of The Highland Land Company's Subdivision of record in Plat Book 421, Page 14, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Triplem Development, LLC, a Tennessee limited liability company by Warranty Deed from Estate of Mary Ann Hudson of record in Instrument No. 20230830-0068045 Register's Office for Davidson County, Tennessee, dated August 25, 2023 and recorded on August 30, 2023.

Being a portion of the same property conveyed to Triplem Development, LLC, a Tennessee limited liability company by Quitclaim Deed from Triplem Development, LLC, a Tennessee limited liability company of record in Instrument No. 20231208-0095058 Register's Office for Davidson County, Tennessee, dated December 8, 2023 and recorded on December 8, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1330 Stainback Ave 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 GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 5th day of December, 2024.

TripleM Development, LLC

By: Abram Mitchell, Sole & Managing 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 5th day of December, 2024.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY