WARRANTY DEED

Karen Johnson Davidson County
Batch# 1220123 DEEDWARR
12/26/2024 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,438.30
20241226-0099975

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $659,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/6/2027

(AFFIX SEAL)

MELISSA A SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
Christopher Michael Workman	U.S. Bank National Association	
(NAME) 1328 Stainback Avenue	(NAME) 2800 Tamarack Road	071-15-0-583.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Owensboro, KY 42301	
(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 **Christopher Michael Workman, unmarried**, HEREINAFTER CALLED THE GRANTEE, HIS 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. 146 on the Plan of Highland Land Company's Subdivision, of record in Plat 421, Page 14, in the Register's Office for Davidson County, Tennessee.

Said lots adjoin and fronts 75 feet on the West side of Stainback Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to TripleM Development, LLC a Tennessee limited liability company, by virtue of that certain Quitclaim Deed dated December 8, 2023 and being of record at Instrument No. 20231208-0095058 and Warranty Deed dated August 5, 2023 recorded at Instrument No. 20230830-0068045, in the Register's Office of Davidson County, Tennessee.

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

This is improved property known as 1328 Stainback Avenue, Nashvile, TN 37207.

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 23rd 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 23rd day of December, 2024.

Notary Public

My Commission Expires: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Vicki R. Schmitz, do hereby make oath that I am 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 December 23, 2024.

Signature – Vicki R. Schmitz

Date: December 24, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24th day of December, 2024.

Notary Public – Larry N. Westbrook

My Commission Expires: 3/26/2025

