Karen Johnson Davidson County
Batch# 1230340 DEEDWARR
01/27/2025 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20250127-0006083

# WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF January, 2025

Notary Public

MY COMMISSION EXPIRES: 9.5.2028
(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 |
|---|---|---|
| TripleM Development LLC, a Tennessee limited liability company<br>The Reeva Group LLC, an Ohio limited liability company | new owner | |
| (NAME) | New Owner (NAME) | 11505005000 |
| 5247 Wilson Mills Rd. #516 (ADDRESS) | (ADDRESS) | |
| Cleveland, OH 44143 (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, **Canaan Builders LLC** , HEREINAFTER CALLED THE GRANTOR(S),HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **TripleM Development LLC, a Tennessee limited liability company and The Reeva Group LLC, an Ohio limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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. 134 on the Plan of West Meade Hills, Section Five of record in Plat Book 3300, Page 98, 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 the same property conveyed to Canaan Builders, LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated March 22, 2024, and being of record at Instrument No. 20240326-0020877,in the Register's Office of Davidson County, Tennessee.**

**Being the same property previously conveyed to Cristina Aie Young Allen, married by virtue of Warranty Deed dated August 25, 1998 at Book 11094, Page 206 in the said Register's Office. The said Cristina Aie Young Allen subsequently died intestate on February 18, 2022, and her estate is being probated in the Seventh Civil Court for the Twentieth Judicial District, State of Tennessee/Metropolitan Nashville-Davidson County (Probate), Case No. 23P790. SEE ALSO: Affidavit of Heirship recorded at Instrument No. 20240326-0020876, reflecting Robert Allen (husband and Leon Allen (son are the heirs at law of Cristina Aie Young Allen a/k/a Aie Young Allen. Said son, Leon Allen, was divested of title per Part II Chancery Court for Davidson County, Tennessee, Case No. 23-1268-II.**
**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 x unimproved property, known as 6807 Pennywell Dr. Nashville, TN 37205
(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 24th day of January, 2025.

**Canaan Builders, LLC**

Eric Hensley, President

**By: Eric Hensley, President**

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, a Notary Public of said County and State, personally appeared Eric Hensley (via audio/video communication), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Canaan Builders LLC the within named bargainer, and that he as such President , executed the foregoing instrument for the purposes therein contained, by signing the name of Canaan Builders LLC by himself as President .

WITNESS my hand and official seal at office this 24th day of January, 2025.

Matt Deckard

Notary Public

My Commission Expires: 05/16/2027

Notarized online using audio-video communication




Online Notary Public
My Commission Expires
May 16, 2027

**Certificate of Authenticity**

I, Holly A Meeson, 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 1/24/25.

Affiant Signature

1/24/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24th day of January, 2025.

Notary's Signature

(Notary Seal)

My Commission Expires: 11-9-25