WARRANTY DEED

Karen Johnson
Batch # 1256427
04/04/2025 09 41 21 AM
Fees $13 00 Taxes $3,329 63

Davidson County
DEEDWARR
2 pgs

20250404-0025636

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $899,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES 5-9-26

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS Dana Sheedy	SEND TAX BILLS TO NEW OWNER	MAP-PARCEL NUMBERS
(NAME) 1118 McChesney Ave.	(NAME)	072-03-0-106 00
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(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), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Dana Sheedy, a single person** , HEREINAFTER CALLED THE GRANTEE, 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 the East one half of Lot No. 180 on the Plan of Inglewood Place, Nashville, Davidson County, Tennessee, of record in Book 332, Page 101, 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 TripleM Development, LLC, a Tennessee limited liability company, by virtue of that certain Warranty Deed dated April 16, 2024, and being of record at Instrument No. 20240418-0027861 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to C. A. Rimmer, Jr., unmarried by Warranty Deed from Frances L. Beal of record in Book 4360, page 857, Register's Office for Davidson County, Tennessee, dated July 15, 1969 and recorded on August 28, 1969. Said Warranty Deed being re-recorded of record in Book 4364, Page 278, aforesaid Register's Office.

The said C. A. Rimmer, Jr. having died on or about June 11, 2021. See Affidavits of Heirship of record in Instrument No. 20231004-0077972, Instrument No. 20240221-0011795 (self-serving), Instrument No. 20240221-0011796 (self-serving), and Instrument No. 20240221-0011796 (self-serving), Register's Office for 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.

unimproved
This is improved x property, known as 1118 McChesney Ave Nashville, TN 37216
(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 3rd day of April, 2025

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 3rd day of April, 2025.

Notary Public

My Commission Expires. 3-6-29

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON