Name and Address of New Owner:
Triplem Development LLC
640 Spence Ln. # 235
Nashville, TN 37217
Send Tax Bills To:
Triplem Development LLC
640 Spence Ln. # 235
Nashville, TN 37217
This Instrument Prepared By:
R. Houston Akin
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1277245 DEEDWARR
05/23/2025 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20250523-0040900

Map & Parcel No: 082 08 0 005.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Thomas Haehn, an unmarried man,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Triplem Development LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 54, on the Plan of MILLER'S ADDITION TO EDGEFIELD, now East Nashville, of record in Plat Book 57, Page 133, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Haehn, by Warranty Deed from Mark Charles Velligan and/or Mary Margaret Velligan, trustees of The Velligan Family Trust, UAD March 21, 2005, of record in Instrument No. 20100511-0035935, in the Register's Office of Davidson County, Tennessee, dated May 06, 2010, and recorded on May 11, 2010. Oath is hereby made that subject property has never been the primary residence of Grantor or his dependents.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of May, 2025.

THOMAS HAEHN BY R. HOUSTON AKIN, ATTORNEY-IN-FACT
(SEAL)
Thomas Haehn by R. Houston Akin, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared R. Houston Akin, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Thomas Haehn, the within named bargainor, and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Thomas Haehn, the bargainor, by the said R. Houston Akin, as Attorney-in-Fact.

Witness my hand, at office, this 22nd day of May, 2025.

NATALIE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Signature
My commission expires: 10-5-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $340,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of May, 2025.

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 3-6-29

Certificate of Authenticity

I, Holly A. Mason, 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 May 22 2025.

Affiant Signature

5/23/25

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 day of May, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2025