THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow-Clarksville, LLC
116 Merchants Blvd. Ste. A
Clarksville, TN 37040
2025060201-CL

PAULA M. VAN CUYK
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 340,000.00.

Crystal Applegate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2025

Paula M. Van Cuyk
Notary Public

MY COMMISSION EXPIRES: 5/16/2029

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TripleM Development LLC	TripleM Development LLC	
640 Spence Lane #235	640 Spence Lane #235	071-15-0-335.00
Nashville, TN 37207	Nashville, TN 37207	
(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, WE, **Susie Hall, a widow**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Triplem Development LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 76 on the Plan of The Benedict Land Co's subdivision of the Lindsley Tract of record in Plat Book 332, Page 40, 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 Charlie Hall, Jr. by Warranty Deed from Don H. Behel and wife, Lea Ann Behel; Ed Manookian and wife, Janet Manookian of record in Book 7286, page 962, Register's Office for Davidson County, Tennessee, dated June 30, 1987 and recorded on July 02, 1987.

Being the same property conveyed to Charlie Hall, Jr. and wife, Susie Hall by Quitclaim Deed from Charlie Hall, Jr. of recordin Instrument No. 20140708-0060067 Register's Office for Davidson County, Tennessee, dated July 07, 2014 and recorded on July 08, 2014.The said Charlie Hall, Jr. having since died on September 21, 2014, leaving Susie Hall as the surviving tenant by the entirety.

Karen Johnson Davidson County
Batch# 1283779 DEEDWARR
06/10/2025 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20250610-0045514

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1223 N 2nd St., Nashville, 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 our hands this the 6th day of June, 2025

Susie Hall

Susie Hall

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Susie Hall,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 6TH day of June, 2025

Paula M. Van Cuyk

Notary Public

My Commission expires: 5/16/2029

PAULA M. VAN CUYK
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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 June 6 2025.

Affiant Signature

6/6/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 day of June, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026