Karen Johnson Davidson County
Batch# 1284635 DEEDWARR
06/16/2025 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $5,446.40
20250616-0046663

WARRANTY DEED

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$1,475,000.00~~ $1,472,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF June, 2025.

Notary Public

MY COMMISSION EXPIRES:
(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
Pranav Santapuram and Lucie Calderon	New owner	
(NAME)	(NAME)	082-07-0-418.00
802 N. 5th Street		
(ADDRESS)	(ADDRESS)	
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, **TripleM Development LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pranav Santapuram and Lucie Calderon** husband and wife, 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:

Being Lot No. 29 on the Map of Miller's Addition to Edgefield, now East Nashville, is of record in Book 57, page 133, Register's Office for said County.

Said Lot No. 29 fronts 50 feet on the Westerly side of North 5th, formerly Cleveland Street, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Kimberly Littles, unmarried by Warranty Deed from Jesse L. Kay and Donzella L. Kay, husband and wife of record in Instrument No. 20240916-0071466 Register's Office for Davidson County, Tennessee, dated August 15, 2024 and recorded on September 16, 2024.

Being the same property conveyed to TripleM Development LLC, a Tennessee limited liability company by Warranty Deed from Kimberly Littles, unmarried of record in Instrument No. 20240916-0071467 Register's Office for Davidson County, Tennessee, dated August 15, 2024 and recorded on September 16, 2024.

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 802 N 5th St. Nashville, TN 37207
(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 10th day of June, 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 10th day of June, 2025.

Notary Public

My Commission Expires: 3.6.29

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MEMORIE WHITE

Certificate of Authenticity

I, Alli Pinkston, 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 10, 2025**.

Date

Alli P

Affiant Signature

6/11/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11** day of **June**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County