WARRANTY DEED

Karen Johnson Davidson County
Batch# 1314872 DEEDWARR
08/26/2025 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $3,829.50
20250826-0068310

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,035,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF AUGUST, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3.6.29

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 25-3462LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
TripleM Development LLC, a Tennessee limited liability company	New Owner	
1326 Stanback Ave		129 03 0 010.00
Nashville, TN 37207		

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MEMORABLE WHITE

FOR AND IN 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,

JAMIE ALLEN SUTTON AND NADIA RAZAQ SUTTON, HUSBAND AND WIFE

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:

Located in the 8th Civil District, County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 38 on the Plan of Section I, West Meade Farms, Inc, of record in Book 1424, Page 47 as amended by an Instrument of record in Book 2879, Page 294, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Vaughn's Gap Road, at the common corner of Lots 37 and 38; thence with the line between said lots, North 54 degrees 43 minutes East 483.8 feet to the corner of said lots and lots 41 and 42; thence South 12 degrees 34 minutes West 200 feet to an iron pin; thence South 57 degrees 29 minutes East 165.9 feet to the corner of Lots 38, 39 and 41; thence with the line between lots 38 and 39, South 52 degrees 20 minutes West 398.6 feet to the easterly margin of Vaughn's Gap Road; thence with the margin of said road in a northerly direction 299.6 feet to the point of beginning.

Being the same property conveyed to Jamie Allen Sutton and Nadia Razaq Sutton, husband and wife, by Warranty Deed from Leslie D. Jones, Lisa D. Green, and Robert T. Doster III, dated October 17, 2022, and recorded October 18, 2022, of record in Instrument No. 20221018-0113705, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable.
2. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.
3. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Book 1424, Page 47, as amended in Book 2879, Page 294, and as formerly recorded in Book 1130, Page 95, of the Public Records of Davidson County, Tennessee.
4. Restrictive covenants, conditions, and easement(s) contained in instrument recorded in Book 1427, Page 19, of the Public Records of Davidson County, Tennessee.
5. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.

This is improved property known as 208 Vaughns Gap Road, Nashville, TN 37205

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 25th day of August, 2025.

Jamie Allen Sutton

Nadia Razaq Sutton

Nadia Razaq Sutton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JAMIE ALLEN SUTTON AND NADIA RAZAQ SUTTON, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

☑ *"Personally" shall mean: Personally appeared by audio-video communication*

Witness my hand and official seal at Franklin, Tennessee, this 25th day of August, 2025.

Madison Haley Kretzer

Notary Public

My Commission Expires: 10/28/2026

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC STATE OF TENNESSEE

Madison Haley Kretzer
Tennessee Notary Public
Online Notary Public
Hickman County
Commission Expires: 10/28/2026

Certificate of Authenticity

I, Holly A Nason, 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 8/25/25.

Affiant Signature

8/25/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 25 day of August, 2025

Notary's Signature

(Notary Seal)

CARI ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-03-2028

My Commission Expires: 7-3-28