THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9120-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,275,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF January 2026 Notary Public MY COMMISSION EXPIRES: 3-20-28 (AFFIX SEAL)

SYDNEY ANGELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Triple AAA Holdings, LLC	NEW OWNER	
4822 Post Road		115-08-0-016.00
Nashville, TN 37205		
(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, **Timothy M. McManus, Trustee of the Timothy M. McManus Revocable Trust Agreement dated May 18, 2018, as to an undivided 50% interest, and Holly T. McManus, Trustee of the Holly T. McManus Revocable Trust Agreement Dated May 18, 2018, as to an undivided 50% interest, as Tenants in Common,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Triple AAA Holdings, LLC, A Wyoming 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. 68 on the Plan of Brook Meade, Section I, of record in Plat Book 2133, Page 77, 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 Timothy M. McManus, Trustee of the Timothy M. McManus Revocable Trust Agreement dated May 18, 2018, as to an undivided 50% interest, and Holly T. McManus, Trustee of the Holly T. McManus Revocable Trust Agreement Dated May 18, 2018, as to an undivided 50% interest, as Tenants in Common by Warranty Deed from Metropolitan Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230327-0021993, Register's Office for Davidson County, Tennessee, dated March 24, 2023 and recorded on March 27, 2023.

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 __ unimproved _X_ improved property known as **508 Davidson Road, Nashville, TN 37205**

Karen Johnson Davidson County
Batch# 1366014 DEEDWARR
01/06/2026 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $15,817.50
20260106-0000743

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 5 day of January, 2025.

Timothy M. McManus, Trustee of the Timothy M. McManus Revocable Trust Agreement dated May 18, 2018, as to an undivided 50% interest, and Holly T. McManus, Trustee of the Holly T. McManus Revocable Trust Agreement Dated May 18, 2018, as to an undivided 50% interest, as Tenants in Common,

BY: _____
Timothy M. McManus
Its: Trustee

BY: _____
Holly T. McManus
Its: Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Timothy M McManus and Holly T. McManus** with whom I am personally acquainted and who upon their oath acknowledged themselves to be the **Trustees** of the Timothy M. McManus, Trustee of the Timothy M. McManus Revocable Trust Agreement dated May 18, 2018, as to an undivided 50% interest, and Holly T. McManus, Trustee of the Holly T. McManus Revocable Trust Agreement Dated May 18, 2018, as to an undivided 50% interest, as Tenants in Common, the within named bargainor, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Timothy M. McManus and Holly T. McManus as such Trustees**

Witness my hand and official seal this the 5 day of January, 2025.

My Commission expires: Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 1/5/26 (date of document).

Affiant Signature

1/5/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

