Name and Address of New Owner:
Megan Gregory
107 Old Trinity Ln. #B
Nashville, TN 37207
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1382485 DEEDWARR
02/18/2026 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20260218-0012820

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 071071B00200CO

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, **Triple M Development LLC, a Tennessee limited liability company and Sell My House Fast TN, LLC, a Tennessee limited liability company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Megan Elizabeth Gregory, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Unit 107B of the UNIT 107B ONEHUNDREDSEVEN OLD TRINITY LANE, as shown on the plat attached as "Exhibit B" to the Declaration of Covenants, Conditions, and Restrictions for ONEHUNDREDSEVEN OLD TRINITY, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20250124-0005791, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Triple M Development LLC, a Tennessee limited liability company and Sell My House Fast TN, LLC, a Tennessee limited liability company by Warranty Deed dated November 9, 2024 from Michael H. Terry, a married man and Cheryl T. Miller, a married woman, Heirs at Law of Evelyn Gary Terry, recorded November 14, 2024 in Instrument No. 20241114-0088799 in the Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 12th day of February, 2026.

Triple M Development LLC

By: _____
Abram Mitchell, Sole Member

Sell My House Fast Tn LLC

By: _____
Tasha DeRegis, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of February, 2026, before me personally appeared Abram **Mitchell, Sole** Member of Triple M Development LLC and Tasha DeRegis, Sole Member **of Sell My House** Fast Tn LLC, to me known to be the person (or persons) described in and **who executed the** foregoing instrument, and acknowledged that such person (or persons) **executed the same as such** person's (or persons') free act and deed.

Witness my hand, this 12th day of February, 2026.

_____
Notary Signature
My commission expires: **05/09/2026**

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 $465,000.00, 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 12th day of February, 2026.

_____
Notary Signature
My commission expires:

202602180012820

Certificate of Authenticity

I, Ryan Lux, 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 **February 12, 2026**.

Date

Affiant Signature

02/12/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12th** day of **February**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

