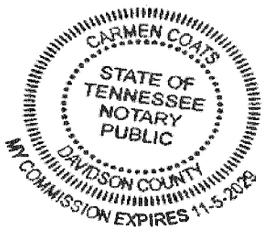
Karen Johnson Davidson County
Batch# 1390378 DEEDWARR
03/09/2026 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,722.35
20260309-0018538

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $465,500.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of March, 2026.

Carmen Coats
Notary Public

My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nichole Sloan	TOP TLITE FINANCIAL, INC	071-07-1B-001.00-CO
107 Old Trinity Lane, UNIT A	4436 BROADMOOR AVE SE STE A	
Nashville, TN 37207	GRAND RAPIDS, MI 49512	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SELL MY HOUSE FAST TN LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND TRIPLE M DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLE SLOAN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain unit located in Davidson County, Tennessee, being known and designated as Unit 107A of OneHundredSeven Old Trinity Lane, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing OneHundredSeven Old Trinity Lane, a Horizontal Property Regime, of record in Instrument Number 20250124-0005791, Register's Office for Davidson County, Tennessee, and with said Unit being depicted on "Exhibit B" to said Declaration, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Evelyn Gene Gary Terry by Warranty Deed from Mildred Barnhill Gary, Widow of Hume Odell Gary, deceased of record in Book 4303, Page 186, Register's Office for Davidson County, Tennessee, dated September 30, 1968 and recorded on January 21, 1969.

Being a part of the property conveyed to TripleM Development, LLC, a Tennessee limited liability company, and Sell My House Fast TN, LLC, a Tennessee limited liability company, by Warranty Deed from Michael H. Terry, a married man, and Cheryl T. Miller, a married woman, Heirs at Law of Evelyn Gary Terry, of record in Instrument Number 20241114-0088799, Register's Office for Davidson County, Tennessee, dated November 6, 2024 and recorded on November 14, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 107 Old Trinity Lane #A, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of March, 2026.

Sell My House Fast TN LLC, a Limited Liability Company

By: _____
Tasha De Regis, Sole Member

Triple M Development LLC, a Tennessee Limited Liability Company

By: _____
Nathan Bruccoliere, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tasha De Regis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member of Sell My House Fast TN LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 2 day of March, 2026.

ALEXA ZAROZNY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-3-2028

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nathan Bruccoliere, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent Triple M Development LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 2 day of March, 2026.

ALEXA ZAROZNY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-3-2028

Notary Public

Tennessee Certification of Electronic Document

I, Stephen T. Morris, 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 March 2. 2026

Affiant Signature

9th day of March, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028