Karen Johnson Davidson County
Batch# 1392651 DEEDWARR
03/13/2026 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $3,329.63
20260313-0020189

WARRANTY DEED

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $899,900.00

B. Cortez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF March, 2026

Notary Public

MY COMMISSION EXPIRES: 11/14/2028
(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
1113 Brick Church LLC (NAME)	SAME AS NEW OWNER (NAME)	071144A00200CO
332 Nenue St (ADDRESS)	(ADDRESS)	
Honolulu HI 96821 (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, and MNG Investments, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1113 Brick Church Pike, LLC,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Unit No. 1113B on the Plan of Eleven-Thirteen Brick Church Pike, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Eleven-Thirteen Brick Church Pike, a Horizontal Property Regime with Private Elements at Instrument No. 20241010-0078735, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to R.D. Stein by Warranty Deed from Louise Lewis of record in Instrument No. 20040727-0089659 Register's Office for Davidson County, Tennessee, dated July 27, 2004 and recorded on July 27, 2004.

Being a portion of the same property conveyed to TripleM Development LLC, a Tennessee limited liability company and MNG Investments, LLC, a Tennessee limited liability company by Warranty Deed from R.D. Stein, unmarried of record in Instrument No. 20240821-0064123 Register's Office for Davidson County, Tennessee, dated August 14, 2024 and recorded on August 21, 2024.

Being a portion of the same property conveyed to TripleM Development LLC, a Tennessee limited liability company & MNG Investments, LLC, a Tennessee limited liability company by Quitclaim Deed from TripleM Development LLC, a Tennessee limited liability company and MNG Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20240821-0064127 Register's Office for Davidson County, Tennessee, dated August 15, 2024 and recorded on August 21, 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 1113 Brick Church Pike 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 6th day of March, 2026.

TripleM Development LLC

By: Abram Mitchell, Sole & Managing Member

MNG Investments, LLC

Matthew Geis, Member

By: Matthew Geis, Member

Nathan Geis, Member

By: Nathan Geis, Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared (via audio/video communication) **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 6th day of March, 2026.

Notary Public

My Commission Expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
Online Notary Public
My Commission Expires
May 16, 2027

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared (via audio/video communication) **Matthew Geis and Nathan Geis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Members** of **MNG Investments, LLC**, and that they as such **Members**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **MNG Investments, LLC**, in his capacity as **Members.**

WITNESS my hand and official seal at office this 6th day of March, 2026.

Notary Public

My Commission Expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
Online Notary Public
My Commission Expires
May 16, 2027

True Copy Certification

I, Yvette Meldrum, 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 3/6, 2026

3/6/2026

Affiant Signature Date

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this 6TH day of March, 2026.

Notary's Signature

My Commission Expires: 11/14/2028

