Karen Johnson Davidson County
Batch# 1397684 DEEDQC
03/26/2026 11:36:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260326-0024083

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, MNG Investments, LLC, a Tennessee limited liability company ("Grantor"), hereby remise(s), release(s), convey(s), and quit claim(s) unto TripleM Development LLC, a Tennessee limited liability company, (Grantee), all of hits rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Unit No. 1119B on the Plan of Eleven-Nineteen 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-Nineteen Brick Church Pike, a Horizontal Property Regime with Private Elements at Instrument No. 20241010-0078722, 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 MAN PROPERTIES LLC by Quit Claim Deed of record at Instrument No 20241008-0077950 in the Register's Office of Davidson County, TN. Being further conveyed to TripleM Development LLC, a Tennessee limited liability company, and MNG Investments, LLC, by virtue of that certain Quit Claim Deed dated November 18, 2024, and being of record at Instrument No. 20241122-0091391 in the Register's Office of Davidson County, Tennessee

IN TESTIMONY WHEREOF I/we have executed this instrument the 10th day of March, 2026.

MNG INVESTMENTS, LLC

Member

By: Matthew Geis, Member

Member

By: Nathan Geis, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared 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 themselves to be Memers of MNG PROPERTIES, LLC, and that they as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of MNG PROPERTIES, LLC, in their capacity as Member.

WITNESS my hand and official seal at office this 10th day of March, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 03/04/2029

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is $0.

AFFIANT

SUBSCRIBED AND SWORN before me this the 10th day of March, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 03/04/2029

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS: 1119 B Brick Church Pike, Nashville, TN 37207
TAX PARCEL NO.: 071144Du00100CD
PROPERTY OWNER: TripleM Development LLC
OWNER'S ADDRESS: 640 Spence Lane #240, Nashville, TN 37217
MAIL TAX BILLS TO: owner at owners address

Certificate of Authenticity

I, Holly A Mason, 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 3/10/26.

Affiant Signature

3/10/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th day of March, 2026

Notary's Signature (Notary Seal)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3.6.2029