Karen Johnson Davidson County
Batch# 1410396 DEEDWARR
04/23/2026 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $3,440.63
20260423-0033935

WARRANTY DEED

JADE FLOYD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $929,900.00

B. Cortez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF April, 2026

Jade Floyd
Notary Public

MY COMMISSION EXPIRES: 05/16/27
(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
1115 A Brick Church Pike LLC	First American Mortgage	
(NAME)	(NAME)	071-14-4B-001.00-CO
1115-A Brick church Pike	1795 International Way	
(ADDRESS)	(ADDRESS)	
Nashville TN 37207	Idaho Falls ID 83402	
(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 LLC, 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 **1115 A Brick Church Pike LLC, a Wyoming Limited Liability Company,** 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. 1115A on the Plan of Eleven-Seventeen 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-Seventeen Brick Church Pike, a Horizontal Property Regime with Private Elements at Instrument No. 20241010-0078725, 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 TripleM Development LLC, a Tennessee limited liability company, and MNG Investments, LLC by Quitclaim Deed from MAN Properties LLC of record in Instrument No. 20241122-0091391 Register's Office for Davidson County, Tennessee, dated November 18, 2024 and recorded on November 22, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN and all other matters of record, including all items set out on any applicable plat of record.

1115 A Brick Church Pike, Nashville, TN 37207

unimproved
This is improved x property, known as

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 16th day of April, 2026.

TripleM Development LLC, a Tennessee limited liability company LLC, a Limited Liability Company

By: _____
Abram Mitchell, Sole & Managing Member

MNG Investments, LLC, a Limited Liability Company

By: _____
Matthew Geis, 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 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, at office, this 16th day of April, 2026.

_____
Notary Signature
My commission expires:

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 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 their capacity as Members.

Witness my hand, at office, this 16th day of April, 2026.

_____
Notary Signature
My commission expires:

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 April 14, 2026.

YM

Signature

April 14, 2026

State of Tennessee
County of Williamson,
Sworn to and subscribed before me this 14th day of April, 2026.

Jade Floyd

Notary's Signature

My Commission Expires: 05/14/27

JADE FLOYD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY