Karen Johnson Davidson County
Batch# 1411818 DEEDWARR
04/27/2026 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20260427-0036419

# WARRANTY DEED

JADE FLOYD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TN
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

B. Coutts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF April, 2026.

Jade Floyd
Notary Public

MY COMMISSION EXPIRES: 05/10/27
(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 |
|---|---|---|
| Joseph Zanetis | New owner | |
| (NAME) | (NAME) | 071-14-4C-002.00-CO |
| 3424 East Tulowa St | (ADDRESS) | |
| (ADDRESS) | | |
| Phoenix AZ 85044 | (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, **MNG Investments, LLC, a Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Joseph Zanetis, a married man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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. 1117B 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, 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 the same property conveyed to MNG Investments, LLC, a Tennessee limited liability company by Quitclaim Deed from TripleM Development LLC, a Tennessee limited liability company of record in Instrument No. 20260319-0021991 Register's Office for Davidson County, Tennessee, dated March 18, 2026 and recorded on March 19, 2026.**

**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.**

1117 B 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 24 day of April, 2026.

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 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 24 day of April, 2026.

_____
Notary Signature
My commission expires: 3.6.29

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 24, 2026.

YM

Signature

April 24 2026

State of Tennessee
County of Williamson,
Sworn to and subscribed before me this 24 day of April 2026.

Jade Floyd

Notary's Signature

My Commission Expires: 05/10/27

JADE FLOYD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY