Prepared by:
Record and Return To:
[illegible] Rosenthal Title, Inc
[illegible] Blvd., Suite 100
[illegible]

Karen Johnson
Batch # 1419871
05/13/2026 11:50:58 AM
Fees: $13.00 Taxes: $9,065.00

Davidson County
DEEDWARR
2 pgs

20260513-0043068

WARRANTY DEED

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th day of May, 2026.

Notary Public

MY COMMISSION EXPIRES:

(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
Raymond Anthony Rodriguez and Daniela P. Trezza	New Owner	
(NAME)	(NAME)	115-05-0-050.00
6807 Pennywell Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 The Reeva Group LLC, an Ohio Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Raymond Anthony Rodriguez and Daniela P. Trezza, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 134 on the Plan of West Meade Hills, Section Five of record in Plat Book 3300, Page 98, 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 the same property conveyed to Canaan Builders, LLC, a Tennessee Limited Liability Company by Warranty Deed from Robert Leon Allen Jr., unmarried man of record in Instrument No. 20240326-0020877 Register's Office for Davidson County, Tennessee, dated March 22, 2024 and recorded on March 26, 2024.

Being the same property conveyed to TripleM Development LLC, a Tennessee limited liability company and The Reeva Group LLC, an Ohio limited company by Warranty Deed from Canaan Builders LLC of record in Instrument No. 20250127-0006083 Register's Office for Davidson County, Tennessee, dated January 24, 2025 and recorded on January 27, 2025.

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.

6807 Pennywell Drive, Nashville, TN 37205

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 11th day of May, 2026.

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

By: _____
Abram Mitchell, Sole Member and Managing Member

The Reeva Group LLC, an Ohio Limited Liability Company

By: _____
Delana Whitmore, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White 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 such person to be Sole Member and Managing Member of TripleM Development LLC, a Tennessee limited liability company, the within named bargainor, and that as such Sole Member and Managing Member he, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member and Managing Member.

Witness my hand, at office, this 11th day of May, 2026.

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Signature
My commission expires: 3.6.29

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White of the state and county mentioned, personally appeared Delana Whitmore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of The Reeva Group LLC, an Ohio limited liability company, the within named bargainor, and that as such Sole Member she, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand, at office, this 11th day of May, 2026.

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Signature
My commission expires: 3.6.29