WARRANTY DEED

Karen Johnson Davidson County
Batch# 1420830 DEEDWARR
05/14/2026 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $5,512.63
20260514-0043548

STATE OF Tennessee
COUNTY OF Dendon

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,489,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF May, 20 26

Notary Public

MY COMMISSION EXPIRES: 3-6-29

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
Matthew Rosen	New owner	
(NAME)	(NAME)	082-03-0-117.00
1109 N 2nd St		
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(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**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Matthew Rosen, an unmarried 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 Lot No. 60 on the Plan of The Benedict Land Co's, Subdivision of the Lindsley Tract, of record in Plat Book 332, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 60 fronts 50 feet on the Easterly side of North Second Street and runs back between parallel lines 181 feet to an alley.

Being the same property conveyed to TripleM Development LLC, a Tennessee limited liability company by Warranty Deed from John G. Campbell and Elizabeth W. Campbell, husband and wife of record in Instrument No. 20250604-0043906 Register's Office for Davidson County, Tennessee, dated May 30, 2025 and recorded on June 04, 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.

unimproved
This is improved x property, known as 1109 N 2nd St., Nashville, TN 37207

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 12th day of May, 2026.

TripleM Development LLC, a Tennessee Limited Liability Company

By _____

Abram Mitchell, Sole Member and Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, 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 such person to be Sole Member and Managing Member of TripleM Development LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Sole Member and Managing Member of TripleM Development LLC, 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 and seal, at office in Nashville, Tennessee, this 12th day of May, 2026.

_____
Notary Signature

Printed Name: Memorie White

My commission expires: 3.6.29



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 May 12, 2026.

Affiant Signature

5/12/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 day of May, 2026.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026