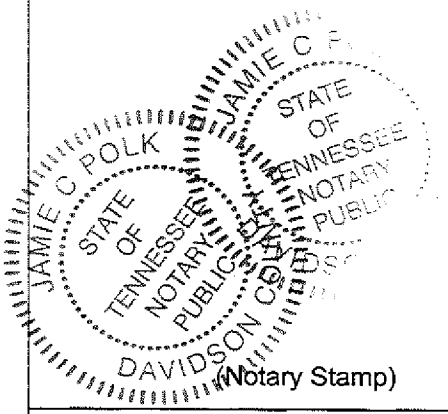
Karen Johnson Davidson County
Batch# 1426297 DEEDWARR
05/28/2026 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $924.63
20260528-0048296



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $249,900.00.

Affiant

Subscribed and sworn to before me, this May 27, 2026.

Notary Public

My commission expires: 11/2/26

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
MM Investments LLC	NEW OWNER	150-05-0-224.00
5600 Glenalden Dr.	5600 Glenalden Dr.,	
Smyrna, TN 37167	Smyrna,TN 37167	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, she ,

Stella R. Giles, a widow

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

MM Investments LLC, a Tennessee Limited Liability Company

(hereinafter called the "Grantee"), heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 688 on the plan of Section 17, Edge-O-Lake Estates of record in Book 4460, Page 44, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Thomas Wayne Giles and wife, Stella R. Giles by Warranty Deed from Patricia Ann Clark, unmarried of record in Book 7778, Page 933, Register's Office for Davidson County, Tennessee, dated February 22, 1989 and recorded on February 24, 1989.

Said Thomas Wayne Giles is now deceased, leaving Stella R. Giles as surviving tenant by the entirety.

This is [x] improved [ ] unimproved property known as 2945 Edge Moor Dr, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of, May, 2026. SRG

Stella R. Giles

Stella R. Giles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Stella R. Giles, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 27th day of May, 2026

Notary Public
My Commission Expires: 6-21-27



Lenders Title Company File No. TN-2600941-7524

Certification of Recorded Documents

I, Karen Suggs, 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 27, 2026.

(AFFIANT) – Karen Suggs

05/27/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 27th day of May, 2026.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY