Karen Johnson Davidson County
Batch# 1429973 DEEDWARR
06/09/2026 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20260609-0052236

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF May, 2026

Notary Public

MY COMMISSION EXPIRES: 9/7/2026 (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
TripleM Development LLC, a Tennessee Limited Liability Company	New Owner	
(NAME) 640 Spencer Lane #235	(NAME)	104-01-0-14900
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(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, **Music City Financial, LLC, a Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HASBARGAINED AND SOLD, AND BY THESE PRESENTS TRANSFER AND CONVEY UNTO **TripleM Development LLC, a Tennessee 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:

BEING part of Lot Nos. 28, 29 & 30 on the Plan of West End Land Company Property of record in Plat Book 421, Page 152, in the Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the South margin of Normandy Place South as established and dedicated on the Revised Plan of Acklen Heights, of record in Book 1835, page 10, R.O.D.C., TN; said point being 220 feet East of the Southeast corner of said Normandy Place South and 37th Avenue North; thence with said Normandy Place South, 80° 26' East, 55 feet to an iron pin; thence South 8° West 223.5 feet to an iron pin in the South line of Lot No. 28; thence along the line of the same, North 63° West 55 feet to a point; thence North 9° 15' East 218.5 to the point of beginning.

Being the same property conveyed to Spencer M. Knoch and Rachel E. Smith, husband and wife by Deed dated November 22, 2013 from Lee A. Hill and Adam M. Hill, wife and husband, recorded November 25, 2013, in Instrument Number 20131125-0120884, in the Official Records of Davidson County, Tennessee.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company, by Warranty Deed from to Spencer M. Knoch and Rachel E. Smith, Husband and Wife, recorded in Instrument Number 20260605-0051096 in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

3603 Normandy Place South, Nashville, TN 37209

This is improved x property, known as (unimproved _)

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 29 day of May, 2026.

MUSIC CITY FINANCIAL, LLC

N. Viddal

By: Noah Viddal, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Noah Viddal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized agent of MUSIC CITY FINANCIAL, LLC, the within named bargainor, a Limited Liability Company, and that such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of MUSIC CITY FINANCIAL, LLC.

WITNESS my hand and official seal at office this 29 day of May, 2026.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

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 29, 2026.

Affiant Signature

5/29/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 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