2026-2152-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1447762 DEEDWARR
07/16/2026 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20260716-0064154

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$315,000.00.**

Affiant

Subscribed and sworn to before me this 10 day of July, 2026

Notary Public
My Commission expires: 5/12/30
(Affix Seal)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
M&B Development, LLC	M&B Development, LLC	071-04-0-086
1406 Saddle Crest	1406 Saddle Crest	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **GGE, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **M&B Development, LLC, a Tennessee Limited Liability Company**, its heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 340 on the plan of Joywood Heights, Section Two, as of record in Book 1130, pages 92 and 93, Register's Office for Said County, Tennessee. Said Lot No. 340 fronts 60 feet on the east side of Jones Avenue and runs back between parallel lines 215 feet to a dead line.

Being the same property conveyed to GGE, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Kimberly Ann Betty of record in Instrument Number 20260710-0062378, in the Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **All taxes and special assessments, including water, sanitary and other utility bills, for the year 2026 and subsequent years, which are not yet due and payable.**
2. **All matters of record on plat of record in Book 1130, Page 92, in the Register's Office of Davidson County, Tennessee.**

This is improved property known as: **2515 Jones Avenue, Nashville, TN 37207.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, its heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they is lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 10th day of July, 2026.

GGE, LLC, a Tennessee Limited Liability Company

By: _____
Logan Fletcher, Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

On this 10th day of July, 2026, before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Logan Fletcher,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of **GGE, LLC,** the within named bargainor, a limited liability company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member, (or other authorized officer).

WITNESS my hand, at office, this 10th day of July, 2026.

_____ My Commission Expires: 8/3/26
NOTARY PUBLIC

ANDREW H. MAHONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 7-10-26.

Affiant Signature

7-10-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 10 day of July, 2026.

Notary Signature

My Commission Expires: 5/12/30

