Karen Johnson Davidson County
Batch# 1450674 DEEDWARR
07/22/2026 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20260722-0066626

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. LM-26-3223

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$455,000.00~~ $560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2026

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TripleM Development LLC (NAME)	New Owner (NAME)	
640 Spence lane # 235 (ADDRESS)	(ADDRESS)	061-16-0-334.00
Nashville, TN 37217 (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, I/we, **Gayle K. Jones, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TripleM Development LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, 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, described as follows, to-wit:

Being Lot No. 12 of Block "C" on the Map of Country Club Estates as of record in Book 843, Page 95, Register's Office for said County.

Said Lot No. 12 fronts 100 feet on the Westerly side of Willmeta Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Cornelia H. Knight by Warranty Deed from Velma Ruth Gregory of record in Book 11035, Page 115, Register's Office for Davidson County, Tennessee, dated July 20, 1998 and recorded on July 27, 1998.

The said Cornelia H. Knight died.

Being the same property conveyed to Gayle K. Jones by Quitclaim Deed from Charles Ramsey Knight, as the Executor of the Estate of Cornelia H. Knight of record in Instrument No. 20131118-0118654 Register's Office for Davidson County, Tennessee, dated November 05, 2013 and recorded on November 18, 2013.

This is property more commonly known as 1416 Greenland Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 15 th day of July, 2026.

Gayle K. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15 th day of July, 2026, before me personally appeared Gayle K. Jones, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15 th day of July, 2026.

Notary Signature
My commission expires: 07/03/2028

LUKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 7/15/26.

Affiant Signature

7/15/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of July, 2026

Notary's Signature

Commission Expires 11-5-2029

(Notary Seal)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON