WARRANTY DEED

Karen Johnson
Batch # 1473440
09/15/2026 02:49:48 PM
Fees: $13.00 Taxes: $943.50

Davidson County
DEEDWARR
2 pgs

20260915-0085736

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 02-05-2030

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MM Investments LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**075-08-0-205.00-000**
5600 Glenalden Dr.		
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIA MARIE PALMER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MM INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 190 on the Plan of Section 3, Highlands of Tulip Grove, as shown by plat of record in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete legal description.

Being the same property conveyed to Tia Marie Palmer by Warranty Deed from Cynthia Moncheryl Robinson Motley (33-1.3%); Gwendolyn Jones, Trustee of The Testamentary Trust for Demetris Antwaun Robinson (33-1/3 %), created under the Last Will & Testament of Edith Jean Robinson, dated June 9, 2005; and Cynthia Moncheryl Robinson Motley, Trustee of the Testamentary Trust for Grandchildren, Mariah Jenkins (11-1/9%), Corey Jenkins (11-1/9%) and Cara Jenkins (11-1/9%), created under the Last Will & Testament of Edith Jean Robinson , dated June 9, 2005 of record in Instrument No. 20130507-0045792 Register's Office for Davidson County, Tennessee, dated April 30, 2013 and recorded on May 07, 2013.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4181, Page 95 and amended in Book 4849, page 767, Book 5020, page 58, Book 5028, page 357, Book 5545, page 321 and Book 6017, page 179, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **718 Dutchmans Ct., Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 11th DAY OF SEPTEMBER, 2026.

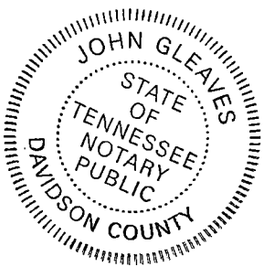
Tia Marie Palmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIA MARIE PALMER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of September, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212