Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-C-21-2012

Karen Johnson Davidson County
Batch# 728042 DEEDWARR
09/30/2021 12:46:28 PM 2 pgs
Fees: $13.00 Taxes: $2,701.00

20210930-0131728

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $730,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of September, 2021.

Notary Public

My commission expires: 7/9/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Maldiz Holdings, LLC	New Owner	105 09 0 220.00
11980 NE 24th St 210		
Bellevue, WA 98005		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MATTHEW KYLE LEEPER AND MARGARET LEEPER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MALDIZ HOLDINGS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, being Lot No. 6 in Plan of A B Hills Subdivision of the Plant Lands. of which is of record in Book 332, Page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 52 feet on the Easterly side of 12th Avenue South, formerly Kayne Avenue, and extends back Eastwardly between parallel lines, with the South margin of Caldwell Avenue 150 feet to an alley in the rear.

Included in the above description, but excluded therefrom is the following portion of subject property conveyed to the Metropolitan Development and Housing Agency by Clerks Deed of record in Book 4798, Page 585 described as follows:

Beginning at a point, said point being located at the intersection of the Southern margin of Caldwell Avenue and Eastern margin of 12th Avenue South, in an Easterly direction a distance of 40 feet, more or less, to the point at which the Southern margin of Caldwell Avenue becomes tangent to the 25 foot radius; thence along the 25 foot radius in a Southwesterly direction a distance of 44.31 feet, more or less, to the point at which the 25 foot radius becomes tangent to a line parallel to 12th Avenue South; thence along a line parallel to 12th Avenue South, in a Southerly direction a distance of 26 feet, more or less, to the Southern property line of said parcel; thence along the Southern property line of said parcel in a Westerly direction a distance of 10 feet, more or less, to the Eastern margin of 12th Avenue South, thence along the Eastern margin of 12th Avenue South, in a Northerly direction a distance of 52 feet, more or less, to the point of beginning and containing 731.75 square feet, more or less.

Being the same property conveyed to Matthew Kyle Leeper and Margaret Leeper, Husband and Wife, by Warranty Deed from Terri L. Foote and Dennis Foote, Wife and Husband, of Record in Instrument No. 20170621-0062663, in the Register's Office of Davidson County, Tennessee, dated June 21, 2017 and recorded on June 21, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2012 12th Avenue South, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of September, 2021.

Matthew Kyle Leeper

Margaret Leeper

STATE OF FLORIDA
COUNTY OF COLLIER

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew Kyle Leeper and Margaret Leeper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ~~24~~ 25th day of September, 2021.

Carlos D. Rodriguez
Notary Public

My Commission Expires: 8-19-2025

CARLOS D. RODRIGUEZ
Notary Public, State of Florida
Commission# HH 151636
My comm. expires Aug. 19, 2025