THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210837009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $460,000.00

Affiant

Subscribed and sworn to before me, this 28th day of September, 2021.

Notary Public
My Commission Expires: 07/09/24

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

Karen Johnson Davidson County
Batch# 729038 **DEEDWARR**
10/01/2021 03:21:06 PM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20211001-0132610

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Maldiz Holdings, LLC, 3320 Clifton Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 092 05 0 269.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wiley & Wiley LLC, a Tennessee Limited Liability Company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Maldiz Holdings, LLC, a Washington limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot Number 96 on the Plan of College Hill Subdivision, Section 2, of record in Book 2133, Page 52, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Wiley & Wiley, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Robert Wiley, a married man, of record in Instrument No. 20131226-0129926, in the Register's Office of Davidson County, Tennessee, dated December 26, 2013 and recorded on December 26, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of College Hill Subdivision, Section 2, as recorded in Plat Book 2133, Page(s) 52.

This is improved property located at 3320 Clifton Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
LR-FILE-21320

heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of September, 2021.

Wiley & Wiley LLC

BY: _____
Robert G. Wiley Jr. Member

BY: _____
Robert G. Wiley, Member

BY: _____
Carolann Wiley, Member

STATE OF TENNESSEE,
COUNTY OF WILLIAMSON

Before me, the undersigned, of the State and County aforesaid, personally appeared, Robert G. Wiley Jr., Robert G. Wiley, and Carolann Wiley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom, upon oath, acknowledged themselves to be the members (or other officer authorized to execute the instrument) of Wiley and Wiley, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that they as such authorized members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid authorized members.

Witness my hand and official seal, at office in Brentwood, Tennessee, this 28th day of September, 2021.

_____
Notary Public

My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024