Karen Johnson Davidson County
Batch# 862163 DEEDQC
05/25/2022 09:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220525-0060437

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Zachary Lazo David Albers Ian Morell 3524 169th St. SW Lynwood, WA 98037	Caliber Home Loans, Inc. 1525 South Belt Line Rd. Coppell, TX 75019	131-03-0-102.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Maldiz Investments Group, LLC, a Washington Limited Liability Company,** by these presents does hereby quitclaim and convey unto **Zachary Lazo, a Married Man, and David Albers, a Single Man, and Ian Morell, a Married Man, as tenants in common,** its heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Green Hills Subdivision No. 2 of record in Plat Book 547, Page 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emily O'Grady and Michael O'Grady, wife and husband by Warranty deed from Ronald R. Dixon and wife, Colleen S. Dixon of record in Instrument No. 20151207-0122800 Register's Office for Davidson County, Tennessee, dated December 04, 2015 and recorded on December 07, 2015.

Being the same property conveyed to Music City Holdings, LLC, a Taxes Limited Liability Company by Warranty deed from Emily O'Grady and Michael O'Grady of record in Instrument No. 20210825-0114526 Register's Office for Davidson County, Tennessee, dated August 20, 2021 and recorded on August 25, 2021.

Being the same property conveyed to Maldiz Investment Group, LLC by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20210908-0120541 Register's Office for Davidson County, Tennessee, dated August 20, 2021 and recorded on September 08, 2021.

Being also known as 1700 Bonner Ave., Nashville, TN 37215.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
13th day of May, 2022.

Affiant

My commission expires:
(Affix Seal)
May 29, 2022

Notary Public

ANGELA KHUN
NOTARY PUBLIC #200124
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 29, 2022

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 13th day of May, 2022.

Maldiz Investments Group, a Washington Limited Liability Company

By: _____
David Albers, Managing Member

STATE OF WA
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Albers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Maldiz Investments Group, LLC, a Washington Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal the 13th day of May, 2022.

ANGELA KHUN
NOTARY PUBLIC #200124
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 29, 2022

Notary Public

My Commission Expires:
May 29, 2022

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 05/19/2022 ____ (date of document).

Affiant Signature

05/19/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 19 day of May, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025