Karen Johnson Davidson County
Batch# 911655 DEEDQC
09/01/2022 11:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220901-0098706

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Maldiz Investments Group 3524 169th Street Lynnwood, WA 98037	New owner	081-16-0-631.01

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, **Ian Morell and Zachary Lazo and David Albers, as Tenants in Common**, by these presents do hereby quitclaim and convey unto, **Maldiz Investments Group, LLC, a Washington limited liability company**, their successors, representatives, and assigns, its rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract #1:

Being the northerly 39.8 ft. of the easterly 8.0 fi. of Lot No. 14, Sam Haslam's Plan of Nashville, Davidson County, Tennessee, of record in Book 21, Page 17, said Register's Office.

Being more fully described as follows: Beginning at an iron pin in the westerly margin of 10th Avenue, North, said iron pin being located North 35 deg 00° West, 60.2 ft. from the northerly margin of Jackson St., thence with the westerly margin of 10th Ave. North, North 36 deg. 00' West 39.8 ft. to an iron pin, the common corner of Lot Nos. 13 & 14 on the above plan; thence with the line of Lot Nos. 13 and 14 South 54 deg. 36° West, 80.0 ft. to an iron pin; thence leaving lot said lot line, South 35 deg. 00" East 39.8 fi. to an iron pin; thence North 54 deg. 36' East 80.0 fi. to the point of beginning.

Tract #2:

Being part of Lot No. 14 in the Sam Haslam's Plan of Davidson Co. Tennessee as shown of record in Book 21, Page 17, said Register's Office and being more particularly described as follows:

Beginning at a point 80 feet west of 10th Ave. North in the common line of Lots 13 & 14 in said plan, thence southerly 39.8 feet along the westerly line of the tract hereinabove described; thence at right angles 10 feet; thence northerly and parallel with 10th Ave., North 19.8 ft. to a point; thence westerly and parallel with Jackson St. 55 ft. to a point in the easterly margin

a point; thence westerly and parallel with Jackson St. 55 ft. to a point in the easterly margin of said alley 20 ft. to a point in the common line of Lot Nos. 13 & 14, thence along said lot line 65 feet to the point of beginning.

Being the same property conveyed to Ian Morell and Zachary Lazo and David Albers, as Tenants in Common by Warranty Deed from Wyatt Thomas dated April 29, 2021 recorded May 4, 2021, of record as Instrument No. 20210504-0059524, Register's Office for Davidson County, Tennessee.

Being also known as 1003 10th Avenue North, Nashville, TN 37208.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 1ST day of SEPTEMBER, 2022.

Affiant

My commission expires: 7-7-25
(Affix Seal)

Notary Public

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 30th day of August, 2022.

This being investment property only, having never been the personal residence of Grantors at any time, Grantors warrant that they have never lived in the subject property as married persons and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

Ian Morell

David Albers

Zachary Lazo

STATE OF Washington
COUNTY OF King

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

Witness my hand and seal this 30th day of August, 2022.

JAZMINE AKELLO OKONGO-GWOKE
NOTARY PUBLIC #20121635
STATE OF WASHINGTON
COMMISSION EXPIRES
NOVEMBER 12, 2024

Notary Public

My Commission Expires: NOV. 12, 2024

STATE OF Washington
COUNTY OF King

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

Witness my hand and seal this 30th day of August, 2022.

JAZMINE AKELLO OKONGO-GWOKE
NOTARY PUBLIC #20121635
STATE OF WASHINGTON
COMMISSION EXPIRES
NOVEMBER 12, 2024

Notary Public

My Commission Expires: NOV. 12, 2024

STATE OF Washington
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 that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of August, 2022.

JAZMINE AKELLO OKONGO-GWOKE
NOTARY PUBLIC #20121635
STATE OF WASHINGTON
COMMISSION EXPIRES
NOVEMBER 12, 2024

Notary Public

My Commission Expires: NOV. 12, 2024

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 09/01/2022 ____ (date of document).

Affiant Signature

09/01/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 1st day of September, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025