Karen Johnson Davidson County
Batch# 1080158 DEEDQC
12/08/2023 02:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231208-0095020

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 7th day of December, 2023.

NOTARY PUBLIC
My Commission Expires: 11-21-24

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Mark One Development, LLC
2426 Brittany Dr.
Nashville, TN 37206

SEND TAX BILLS TO:
New Owner

Map & Parcel:

083-16-0H-001.00CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **MILZ Development & Construction, a California Corporation,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Mark One Development, LLC, a Tennessee limited liability company,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit No. A, on the Plan of 2426 Brittany Dr, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230731-0058966, 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 part of the same property conveyed to MILZ Development & Construction, a California corporation by Warranty Deed from New Day Homes, LLC, a Tennessee limited liability company, dated April 14, 2023 and recorded April 14, 2023 in Instrument No. 20230414-0027577, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 2426 Brittany Drive, Nashville, TN 37206

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 6 day of December, 2023.

MILZ Development & Construction, a California Corporation

Mark Steven Milz, President

STATE OF California
COUNTY OF Contra Costa

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Mark Steven Milz, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of MILZ Development & Construction, LLC and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand and seal, at office, this 6th day of December, 2023.

Notary Public

My Commission Expires:

ANIS SEHIRI
COMMISSION #2355633
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
MY COMMISSION EXPIRES
APRIL 26, 2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 December 6, 2023.

J. Carlton Drumwright

December 6, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 6, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY