Karen Johnson Davidson County
Batch# 1088339 DEEDWARR
01/04/2024 11:05:30 AM 5 pgs
Fees: $28.00 Taxes: $2,120.10
20240104-0000868

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Apex Closing Services, LLC, 8586 Potter Park Dr., Ste 103, Sarasota, FL 34238

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Trident Realty Investments, LLC	Trident Realty Investments, LLC	073-05-0-127.00
17117103 Preston Road, Suite 250	17117103 Preston Road, Suite 250	
Dallas, TX 75248	Dallas, TX 75248	

DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, WIZARK KIDS LLC, a Texas Limited Liability Company, hereinafter referred to as "Grantor", whose mailing address is: 6170 Cantebury Drive, #124, Culver City, CA 90230, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto TRIDENT REALTY INVESTMENTS, LLC, a Texas Limited Liability Company, in fee simple, hereinafter referred to as "Grantee", whose mailing address is 17117103 Preston Road, Suite 250, Dallas TX 75248, the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee Lot 18 on the Map of Riverwood Heights Subdivision, as of record in Book 1835, page 42, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Tax ID No.: 073-05-0-127.00

BEING the same property conveyed to Grantor herein by Deed recorded in Instrument Number 20220503-0051273, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 2322 Shadow Lane, Nashville, TN 37216.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his/hers/their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

NO MERGER. GRANTOR AGREES AND ACKNOWLEDGES THAT ITS ENTRY INTO THIS DEED AND THE OTHER DOCUMENTS CONTEMPLATED HEREBY SHALL NOT RESULT IN A MERGER OF TRANSFEREE'S INTEREST UNDER THE DEED OF TRUST WITH TRANSFEREE'S INTEREST UNDER THE DEED. THE TERMS, COVENANTS, REPRESENTATIONS, AND WARRANTIES OF THIS AGREEMENT SHALL NOT MERGE INTO THE DEED BUT SHALL SURVIVE THE CLOSE OF THE TRANSACTION CONTEMPLATED HEREBY.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 29th day of December, 2023.

WIZARK KIDS LLC, a Texas Limited Liability Company

By, _____
Name: John D. Ellis
Title: Manager

STATE OF TENNESSEE
COUNTY OF _____

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that _____ as _____ of WIZARK KIDS LLC, a Texas Limited Liability Company, in his/her full and authorized capacity on behalf of said Company, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this ____ day of _____, 20____.

_____
Notary Public
My Commission expires: 7/6/25 See Attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On December 29, 2023 before me, Dawn Z. Esser, Notary Public
(insert name and title of the officer)

personally appeared John D. Ellis,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DAWN Z. ESSER
COMM. #2363213
Notary Public - California
Los Angeles County
My Comm. Expires July 6, 2025

Signature: _____ (Seal)
DAWN Z. ESSER

VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 573,000 ~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Trident Realty Investments, LLC, a Texas Limited Liability Company

By: _____
Name: Jeremiah L. Garza
Title: C.O.O.

Subscribed and sworn to before me this 3 day of January, 20 24

_____
Notary Public
My Commission expires: 7-23-27

ELVIA MEDINA
Notary Public, State of Texas
Comm. Expires 07-23-2027
Notary ID 6675172

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, Matilde Chavira, 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 12/29/2023 (date of document).

Apex Closing Services, LLC

Matilde Chavira

Matilde Chavira Affiant Signature
V.P. of Operations for Apex Closing Services, LLC

01/03/2024
Date

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino

On January 03, 2024 before me, Kierstyn S. Elkins, Notary Public (insert name and title of the officer) personally appeared Matilde Chavira, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kierstyn S. Elkins (Seal)

KIERSTYN S. ELKINS
COMM # 2430138
SAN BERNARDINO County
California Notary Public
Comm Exp Dec. 11, 2026