Send tax bills to:
MARK ONE DEVELOPMENT, LLC
696 SAN RAMON VALLEY BLVD 293
DANVILLE, CA 94526

Name and address of new owner:
MARK ONE DEVELOPMENT, LLC
696 SAN RAMON VALLEY BLVD 293
DANVILLE, CA 94526

This instrument prepared by:
REGINALD HARRION, Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Recordation Requested By/Return to:
PRIORITY TITLE & ESCROW
641 LYNNHAVEN PKWY, STE 200
VIRGINIA BEACH, VA 23452
File No. 042408779

Karen Johnson Davidson County
Batch# 1141048 DEEDWARR
05/30/2024 03:08:30 PM 6 pgs
Fees: $33.00 Taxes: $434.47
20240530-0040296

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION AND/OR SURVEY
Map parcel number: 104 10 0 155.00

WARRANTY DEED

This Deed executed this 23 day of May 2024, for good consideration Zero and 00/100 Dollars **($0.00)**, I (We) **MILZ DEVELOPMENT AND CONSTRUCTION, A CALIFORNIA CORPORATION** whose mailing address is 696 San Ramon Valley Blvd 293, hereby bargain, deed, and convey to **MARK ONE DEVELOPMENT, LLC** whose mailing address is 696 SAN RAMON VALLEY BLVD 293, DANVILLE, CA 94526, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being Lot No. 164 on the Map of Dr. R.W. Grizzard's Subdivision of part of the Bosley Tract, not of record, and described according to survey by Erle Drake, County Surveyor, October 30, 1930, as follows:Beginning at a point on the northerly margin of Overlook Drive, formerly Hillside Drive, at the common corner of Lots 159 and 164; thence with the line between said lots northwesterly 180 feet to a point in the southerly line of Lot 157; thence with the line between Lots 157 and 164, southwesterly 70 feet to the common corner of Lots 164 and 165; southeasterly 180 feet to the northerly margin of Overlook Drive; thence with the margin of said Drive, northeasterly 70 feet to the beginning.

Being all and the same lands and premises conveyed to Milz Development and Construction, a California Corporation by Cynthia S. Lyall, unmarried in a Deed dated 03/31/2023 and recorded 04/05/2023 in Instrument No. 20230405-0024984, in the Clerk's Office of the Circuit Court of Davidson, Tennessee.

APN: 104 10 0 155.00
Property Address: 3204 OVERLOOK DR, NASHVILLE, TN 37212
This instrument was prepared without the benefit of a title examination.

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

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof

Witness our hand this 23 day of May, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MILZ DEVELOPMENT AND CONSTRUCTION, A CALIFORNIA CORPORATION

By: _____

Name: Mark Milz

Title: President

STATE OF TENNESSEE)
COUNTY OF_____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by_____, who is personally known to me (or satisfactorily proven) to be the_____ of **MILZ DEVELOPMENT AND CONSTRUCTION, A CALIFORNIA CORPORATION** and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

Please see attached CA compliant cert

_____
Notary Public
My Commission Expires: _____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF 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 Contra Costa

On 5/23/2024 before me, Samantha Varona, notary public,
(Here insert name and title of the officer)

personally appeared Mark Steven Milz,

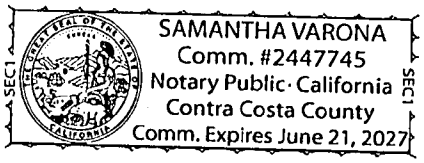
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.

Samantha Varona
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 117,425.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF_____

COUNTY OF_____

Sworn to before me this_____ day of_____, 20_____.

Please see attached CA compliant cert

_____
Notary Public
My Commission Expires:

CALIFORNIA
JURAT CERTIFICATE

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 Contra Costa

Subscribed and sworn to (or affirmed) before me on this 17 day of May, 20 24, by Mark Muz,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

SAMANTHA VARONA
Comm. #2447745
Notary Public · California
Contra Costa County
Comm. Expires June 21, 2027

Samantha Varona
Signature of Notary Public

(Notary Seal)

OPTIONAL INFORMATION

The jurat contained within this document is in accordance with California law. Any affidavit subscribed and sworn to before a notary shall use the preceding wording or substantially similar wording pursuant to Civil Code sections 1189 and 8202. A jurat certificate cannot be affixed to a document sent by mail or otherwise delivered to a notary public, including electronic means, whereby the signer did not personally appear before the notary public, even if the signer is known by the notary public. The seal and signature cannot be affixed to a document without the correct notarial wording. As an additional option an affiant can produce an affidavit on the same document as the notarial certificate wording to eliminate the use of additional documentation.

DESCRIPTION OF ATTACHED DOCUMENT

Valuation Affidavit
(Title of document)

Number of Pages _____(Including jurat)

Document Date _____

_____
(Additional Information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual
- ☐ Corporate Officer
- ☐ Partner
- ☐ Attorney-In-Fact
- ☐ Trustee
- ☐ Other: _____

Tennessee Certification of Electronic Document

I, Deborah Costelloe, 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 **05/23/2024** (date of document).

Deborah Costelloe
Affiant Signature

5/29/2024
Date

State of Virginia
~~County~~ city of Virginia Beach
kg

Sworn to and subscribed before me this 29th day of May, 2024.

Kristen A Anglin
Notary's Signature

MY COMMISSION EXPIRES: 12/31/2026

NOTARY'S SEAL

KRISTEN A. ANGLIN
NOTARY PUBLIC
REGISTRATION # 7079469
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
DECEMBER 31, 2026