Karen Johnson Davidson County
Batch# 1164816 DEEDWARR
08/01/2024 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $3,511.30
20240801-0058326

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 205
Brentwood, TN 37027
RT-24-3266

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $949,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of July, 2024

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
3Con, LLC P.O. Box 40249 Nashville, TN 37204	NEW OWNER	105-09-0-220.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Maldiz Holdings, LLC, a Washington Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

3Con, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 6 in A. B. Hill's Subdivision of the Plant Lands, a plan of which is of record in Book 332, page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 52 feet on the Easterly side of 12th Avenue South, formerly Kayne Avenue, and extends back Eastwardly between parallel lines, with the South margin of Caldwell Avenue 150 feet to an alley in the rear.

Included in the above description, but excluded therefrom is the following portion of subject property conveyed to the Metropolitan Development and Housing Agency by Clerks Deed of record in Book 4798, Page 585 described as follows:

Beginning at a point, said point being located at the intersection of the Southern margin of Caldwell Avenue and Eastern margin of 12th Avenue South, in an Easterly direction a distance of 40 feet, more or less, to the point at which the Southern margin of Caldwell Avenue becomes tangent to the 25 foot radius; thence along the 25 foot radius in a Southwesterly direction a distance of 44.31 feet, more or less, to the point at which the 25 foot radius becomes tangent to a line parallel to 12th Avenue South; thence along a line parallel to 12th Avenue South, in a Southerly direction a distance of 26 feet, more or less, to the Southern property line of said parcel; thence along the Southern property line of said parcel in a Westerly direction a distance of 10 feet, more or less, to the Eastern margin of 12th Avenue South, thence along the Eastern margin of 12th Avenue South, in a Northerly direction a distance of 52 feet, more or less, to the point of beginning and containing 731.75 square feet, more or less.

Being the same property conveyed to Maldiz Holdings, LLC, a Washington limited liability company by Warranty Deed from Matthew Kyle Leeper and Margaret Leeper, husband and wife of record in Instrument No. 20210930-0131728 Register's Office for Davidson County, Tennessee, dated September 27, 2021 and recorded on September 30, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2012 12th Avenue, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of July, 2024.

Maldiz Holdings, LLC, a Washington Limited Liability Company

By: _____
David Albers, Authorized Member

STATE OF Washington
COUNTY OF KING

Personally appeared before me, the undersigned, a notary public in and for said 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 he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Member of Maldiz Holdings, LLC, a Washington limited liability company, and that he is authorized by Maldiz Holdings, LLC to execute this instrument on its behalf as such Authorized Member.

Witness my hand and seal this 25TH day of July, 2024.

_____
Notary Signature

My commission expires: Jan 7, 2026

NOTARY PUBLIC
STATE OF WASHINGTON
GREGORY MCCLELLAN
License Number 22003316
My Commission Expires 01-07-2026

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **July 25, 2024**.

Affiant Signature

July 31, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 31st day of July, 2024.

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

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25