This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23532-DJ

Karen Johnson Davidson County
Batch # 1206417 DEEDWARR
11/19/2024 08:37:57 AM 2 pgs
Fees: $13.00 Taxes: $9,620.00
20241119-0089411

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,600,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of November, 2024.

Notary Public
My Commission Expires: _____

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
ML&A Trust 4366 Chickering Ln Nashville, TN 37215	New Owner	144-10-0-007

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **4366 Chickering Lane RE LLC, a Nevada Limited Liability Company** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **of ML&A Trust**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 6, Plan of Resubdivision of Lots 1 thru 9, Chickering Estates, according to survey and plat appearing of record in 2663, pages 86-87; as Resubdivided in Book 2900, page 108, in the Register's Office for Davidson County, Tennessee, to which plat and resubdivision references are hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to 4366 Chickering Lane RE LLC, a Nevada limited liability company by Warranty Deed from Marguerite M. Peterseim, an unmarried woman, dated May 15, 2023, recorded May 31, 2023, of record in Instrument No. 20230531-0040996; as corrected in Instrument No. 20240522-0038031, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to M. Lee Peterseim and wife, Marguerite M. Peterseim by Warranty Deed from Charles M. Skibo and wife, Sherron J. Skibo, dated May 25, 1977, recorded May 27, 1977, of record in Book 5152, page 564, said Register's Office. The said M. Lee Peterseim a/k/a Martin Lee Peterseim, having since died on September 24, 2022, property vesting in Marguerite M. Peterseim by operation of law as sole surviving heir in the entirety.

This is ☒ improved or ☐ unimproved property located at: **4366 Chickering Lane, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Taxes for the year 2024 have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14 day of November, 2024.

GRANTOR:

4366 Chickering Lane RE LLC, a Nevada Limited Liability Company
By: Flip Gorilla, LLC, a California limited liability company, Its Manager

By: Joe Melendez, Manager

A notary public or other officer completing this certificate verifies only the indemnity 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)
) ss.
County of Los Angeles)

On November 14, 2024 before me, Crystal S. Perez, a Notary Public, personally appeared Joe Melendez 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.

CRYSTAL S. PEREZ
COMM. #2486653
Notary Public - California
Los Angeles County
My Comm. Expires May 9, 2028

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.

(seal)

Notary Public