Karen Johnson Davidson County
Batch# 1207949 DEEDQC
11/22/2024 12:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241122-0091494

QUITCLAIM DEED

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF November, 2024.

Notary Public

MY COMMISSION EXPIRES: 04/26/2027
(AFFIX SEAL)

WG-KAS-24-517-X

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maldiz Holdings, LLC	**Same as new owner**	
(NAME)	(NAME)	**076-01-0-014.00** **075-04-0-175.00** **076-01-0-012.00** **075-04-0-177.00**
PO Box 1805,		
(ADDRESS)	(ADDRESS)	
Bellvue, WA 98034		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JLM REVERSE 66, LLC**, hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MALDIZ HOLDINGS, LLC** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 13, 15, 23 and 25, on the Plan of Section One, Sunset Park, of record in Plat Book 4300, Page 185, 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 all of the same property conveyed to JLM Reverse 66, LLC, a California Limited Liability Company by Warranty Deed from KAS Holdings, LLC, a Washington Limited Liability Company of record in Instrument No. 20240213-0010102, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is **improved** property known as:
517 AB Raleigh Drive, Hermitage, Tennessee 37076
520 AB Raleigh Drive, Hermitage, Tennessee 37076
525 AB Raleigh Drive, Hermitage, Tennessee 37076
528 AB Raleigh Drive, Hermitage, Tennessee 37076.

Witness my/our hand(s) this the ____ day of _____, 20____.

JLM Reverse 66, LLC

BY:_____
Alma Rushing
Manager

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alma Rushing, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Manager of JLM Reverse 66, LLC, the within named bargainor, a limited liability company, and that he/she as such Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the .

SEE Attached

_____
Notary Public

My Commission Expires:

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

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 Orange)

On 11/20/2024 before me, C. D. Hannon, Notary Public
(insert name and title of the officer)

personally appeared Alma Rushing,
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.

C. D. HANNON
Notary Public - California
Orange County
Commission # 2346178
My Comm. Expires Feb 10, 2025

Signature C. D. Hannon (Seal)

C. D. HANNON
Notary Public - California
Orange County
Commission # 2346178
My Comm. Expires Feb 10, 2025

I, **Gabriel R. Lutz**, 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 **11/20/2024** (date of document).

Affiant Signature

Date **11/20/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **20** day of **November**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027