Send tax bills to:
M-1 REAL ESTATE HOLDINGS LLC
696 SAN RAMON VALLEY BLVD. #293
DANVILLE, CA 94526

Name and address of new owner:
M-1 REAL ESTATE HOLDINGS LLC
696 SAN RAMON VALLEY BLVD. #293
DANVILLE, CA 94526

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

Karen Johnson Davidson County
Batch# 1218986 DEEDWARR
12/26/2024 10:09:30 AM 4 pgs
Fees: $23.00 Taxes: $226.16
20241226-0099569

Recordation Requested By/Return to:
PRIORITY TITLE & ESCROW
641 LYNNHAVEN PKWY, STE 200
VIRGINIA BEACH, VA 23452
File No. 102427861

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION AND/OR SURVEY

Map parcel number: 082 03 0 081.00

WARRANTY DEED

This Deed executed this 5 day of NOVEMBER 20 24, for good consideration **Zero and 00/100 Dollars ($0.00)**, I (We) **MILZ DEVELOPMENT & CONSTRUCTION** whose mailing address is 696 SAN RAMON VALLEY BLVD. #293, DANVILLE, CA 94526, hereby bargain, deed, and convey to **M-1 REAL ESTATE HOLDINGS LLC** whose mailing address is 696 SAN RAMON VALLEY BLVD. #293, DANVILLE, CA 94526, the following described land in DAVIDSON County, to wit:

BEGINNING AT THE NORTHWEST CORNER OF NORTH 2ND STREET AND CLEVELAND STREET OR AVENUE, FORMERLY JOY AVENUE, BEING THE SOUTHEAST CORNER OF LOT 166, THENCE WITH THE NORTHERLY MARGIN OF SAID AVENUE, WESTERLY 50 FEET; THENCE NORTHERLY PARALLEL WITH AND 50 FEET WESTERLY FROM THE WESTERLY MARGIN OF NORTH 2ND STREET, 100 FEET TO THE LINE BETWEEN LOTS 164 AND 165; THENCE WITH SAID LINE, EASTERLY 50 FEET TO THE WESTERLY MARGIN OF SAID STREET; THENCE WITH THE WESTERLY MARGIN OF SAID STREET, SOUTHERLY 100 FEET TO THE BEGINNING.

Being all and the same lands and premises conveyed to Milz Development & Construction by Etta M. Willis and James Thomas Morris, Jr. and Labrina Winfrey in a Deed dated 04/05/2023 and recorded 04/10/2023 in Instrument No. 20230410-0025644, in the Clerk's Office of the Circuit Court of Davidson, Tennessee.

APN: 082 03 0 081.00
Property Address: 127 CLEVELAND STREET, NASHVILLE, TN 37207
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 5 day of November, 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 & CONSTRUCTION

By: _____

Name: Mark Milz

Title: CEO

STATE OF California)
COUNTY OF Contra Costa)

The foregoing instrument was acknowledged before me this 5 day of November, 20 24, by Mark Steven Milz, who is personally known to me (or satisfactorily proven) to be the CEO of **MILZ DEVELOPMENT & CONSTRUCTION** the Notary herein and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me, Shelly Connor, Notary Public

_____
Notary Public
My Commission Expires: 1-21-27

SHELLY CONNOR
Notary Public - California
Contra Costa County
Commission # 2432389
My Comm. Expires Jan 21, 2027

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.

OATH OF VALUE STATEMENT

STATE OF California
COUNTY OF Contra Costa

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 61,125.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 5 day of November, 20 24.

Notary Public
My commission expires: 1-21-27
SEAL

SHELLY CONNOR
Notary Public - California
Contra Costa County
Commission # 2432389
My Comm. Expires Jan 21, 2027

Tennessee Certification of Electronic Document

I, Deborah Costellae, 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 11/05/2024 (date of document).

Deborah Costellae
Affiant Signature

11/8/2024
Date

State of Virginia
City/County of Virginia Beach

Sworn to and subscribed before me this 8th day of Nov, 2024.

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