Karen Johnson Davidson County
Batch# 1230122 DEEDWARR
01/24/2025 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $3,459.50
20250124-0005802

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 205
Brentwood, TN 37027
RT-24-5529

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $935,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of January, 2025

Notary Public

Commission Expires: _____

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mary Helen Crafton and Matthew Daeley 1700 Bonner Avenue Nashville, TN 37215	Same as New owner	131-03-0-102.00

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 Investments Group, 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

Mary Helen Crafton, and Matthew Daeley

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. 47 on the Plan of Green Hills Subdivision No. 2 of record in Plat Book 547, Page 139, 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 the same property conveyed to Maldiz Investments Group, LLC by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20210908-0120541 Register's Office for Davidson County, Tennessee, dated August 20, 2021 and recorded on September 08, 2021.
Being the same property conveyed to Zachary Lazo, a married man, and David Albers, a single man, and Ian Morell, a married man, as tenants in common by Quitclaim Deed from Maldiz Investments Group, LLC, a Washington Limited Liability Company of record in Instrument No. 20220525-0060437 Register's Office for Davidson County, Tennessee, dated May 13, 2022 and recorded on May 25, 2022.

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: 1700 Bonner Avenue, Nashville, TN 37215

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 23rd day of January, 2025.

Maldiz Investments Group, LLC, a Washington Limited Liability Company

By: _____
David Albers, Managing 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 Managing Member of Maldiz Investments Group, LLC, a Washington limited liability company, and that he is authorized by Maldiz Investments Group, LLC to execute this instrument on its behalf as such Managing Member.

Witness my hand, at office, this 23rd day of January, 2025.

_____
Notary Signature
My commission expires: Jan 7, 2026

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

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 **January 23, 2025**.

Date

Affiant Signature

January 23, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **23rd** day of **January**, 20**25**.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____

Date

Notary's Seal (if on paper)