Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
[illegible] Burton Hills Blvd , Suite 130
[illegible]

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane
Ste. 205
Brentwood, TN 37027
RT-25-3442

Karen Johnson
Batch # 1302815
07/28/2025 10 24 51 AM
Fees $13 00 Taxes $3,581 60

Davidson County
DEEDWARR
2 pgs

20250728-0059282

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $968,000.00

Affiant

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

Notary Public

Commission Expires: _____

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dana A. Mills and Cameron A. Woodin 27089 Solomon Drive Punta Gorda, FL 33983	New Owner	081-16-0-631 01

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

Dana A. Mills, and Cameron A. Woodin, joint tenants with right of survivorship

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract No. 1: Being the Northerly 39.8 ft. of the Easterly 8.0 ft. of Lot No. 14, Sam Haslam's Plan of Nashville, Davidson County, Tennessee, of record in Book 21, Page 17, said Register's Office.

Being more fully described as follows: Beginning at an iron pin in the Westerly margin of 10th Avenue, North, said iron pin being located North 35 degrees 00 minute West, 60.2 feet from the Northerly margin of Jackson St., thence with the Westerly margin of 10th Avenue North, North 36 degrees 00 minute West 39.8 feet to an iron pin, the common corner of Lot Nos. 13 & 14 on the above plan; thence with the line of Lot Nos. 13 and 14 South 54 degrees 36 minutes West, 80.0 feet to an iron pin; thence leaving lot said lot line, South 35 degrees 00 minute East 39.8 feet to an iron pin; thence North 54 degrees 36 minutes East 80.0 feet to the point of beginning.

Tract No. 2: Being part of Lot No. 14 in the Sam Haslam's Plan of Davidson Co. Tennessee as shown of record in Book 21, Page 17, said Register's Office and being more particularly described as follows:

Beginning at a point 80 feet West of 10th Avenue North in the common line of Lots 13 & 14 in said plan, thence Southerly 39.8 feet along the Westerly line of the tract hereinabove described; thence at right angles 10 feet; thence Northerly and parallel with 10th Avenue, North 19.8 feet to a point; thence Westerly and parallel with Jackson St. 55 feet to a point in the Easterly margin of said alley 20 feet to a point in the common line of Lot Nos. 13 & 14, thence along said lot line 65 feet to the point of beginning.

Being the same property conveyed to Ian Morrell and Zachary Lazo and David Albers, as Tenants in common by Warranty Deed from Wyatt Thomas of record in Instrument No. 20210504-0059524 Register's Office for Davidson County, Tennessee, dated April 29, 2021 and recorded on May 04, 2021.

Being the same property conveyed to Maldiz Investments Group, LLC, a Washington limited liability company by Quitclaim Deed from Ian Morell and Zachary Lazo and David Albers, as Tenants in common of record in Instrument No. 20220901-0098706 Register's Office for Davidson County, Tennessee, dated August 30, 2022 and recorded on September 01, 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: 1003 10th Avenue North, Nashville, TN 37208

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 July, 2025.

Maldiz Investments Group, LLC, a Washington Limited Liability Company

By: _____
David Albers, Managing Member

STATE OF WA
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 and official seal, this 23rd day of July, 2025.

_____
Notary Signature

ANGELA KHUN
NOTARY PUBLIC #24026660
STATE OF WASHINGTON
COMMISSION EXPIRES
SEPTEMBER 19, 2028

My commission expires: Sept 19, 2028