Karen Johnson Davidson County
Batch# 1390336 DEEDWARR
03/09/2026 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20260309-0018488

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 205
Brentwood, TN 37027
RT-26-414

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th day of March, 2026

Notary Public

Commission Expires: _____

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

Address of New Owner	**Send Tax Bills To:**	**Map & Parcel**
Andrew Wallace Mansell and Rena Josephine Mansell 3320 Clifton Ave Nashville, TN 37209	NEW OWNER	092-05-0-269.00

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 Holdings, 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

Andrew Wallace Mansell and Rena Josephine Mansell, husband and wife

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. 96 on the Plan of College Hill Subdivision, Section 2, of record in Plat Book 2133, Page 52, 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 Holdings, LLC, a Washington Limited Liability Company by Warranty Deed from Wiley & Wiley LLC, a Tennessee Limited Liability Company of record in Instrument No. 20211001-0132610 Register's Office for Davidson County, Tennessee, dated September 28, 2021 and recorded on October 01, 2021.

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: 3320 Clifton Ave, Nashville, TN 37209

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 5th day of March, 2026.

Maldiz Holdings, LLC, a Washington Limited Liability Company
By: Albers Investments, LLC, Member

By: David Albers
David Albers, Sole Member

STATE OF Pennsylvania
COUNTY OF Lehigh

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 Sole Member of Albers Investments, LLC, Member of Maldiz Holdings, LLC, a Washington limited liability company, and that he is authorized by Maldiz Holdings, LLC to execute this instrument on its behalf as such Sole Member of Albers Investments, LLC.

Witness my hand and official seal this 5th day of March, 2026.

Tara L. Golden
Notary Signature

My commission expires: 09/16/2026

Commonwealth of Pennsylvania - Notary Seal
Tara L Golden, Notary Public
Lehigh County
My commission expires September 16, 2026
Commission Number 1197784

Notarized remotely online using communication technology via Proof.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 March 5, 2026

Affiant Signature

3/5/2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 5 day of March, 20 26.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY