Karen Johnson Davidson County
Batch# 704738 DEEDQC
08/25/2021 03:55:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210825-0115055

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Millennium Title, LLC
5120 Virginia Way, Suite B13
Brentwood, TN 37027

File No.: TN-2021-10293-AM

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No(s).
Matthew Carter 1571 Putter Court Gardenerville, NV 89460	SAME	091-15-0-046.00

THIS INDENTURE made this 16 day of August 2021 between, GGJV, LLC, a Nevada Limited Liability Company, First Party, and Matthew Carter, Second Party:

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

Being the Northerly 50 feet of the Southerly 200 feet of the Easterly 150 feet of Block No. 6 on Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning the on the Westerly margin of 53rd Avenue, North, at a point 150 feet North of the corner of said Avenue and Elkins Avenue; thence, Westwardly 150 feet to the Westerly margin of 53rd Avenue, North; thence, with said Avenue, Southwardly 50 feet to the beginning.

Being the same property conveyed to GGJV, LLC, a Nevada Limited Liability Company, by Warranty Deef dated February 24, 2021, from Elfersy Properties, LLC, a Tennessee limited liability company, of record in Instrument Number 20210301-0025299, Register's Office for Davidson County, Tennessee.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 11th day of August 2021

GGJV, LLC

BY: _____
Matthew Carter, Sole Member

STATE OF Nevada
COUNTY OF Douglas

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Matthew Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of ~~Quit Claim Deed~~ GGJV, LLC the within named bargainor, a limited liability company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member, (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: June 8, 2022
NOTARY PUBLIC

KOAH INWOOD
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 18-2871-5 - Expires June 8, 2022

STATE OF Nevada
COUNTY OF Douglas

The actual consideration of this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me this 11th day of August, 2021.

_____
Notary Public

My Commission Expires: June 8, 2022

KOAH INWOOD
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 18-2871-5 - Expires June 8, 2022

I, Andy Maloney, 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 8/16/2021 (date of document).

_____
Affiant Signature
Date 7/1/2021

State of TN
County of Williamson

Sworn to and subscribed before me this 1 day of July, 2021.

_____
Notary's Signature
MY COMMISSION EXPIRES: 6/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

202108250115055