Karen Johnson Davidson County
Batch# 1033423 DEEDQC
08/02/2023 09:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230802-0059535

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Michael McGInniss
1741 24th Ave N
Nashville, TN 37208

Send Tax Bill to:
New Owner

Map/Parcel Number
081-10-0 093.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is ~~$0.00~~.

Affiant

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 26 day of July, 2023.

Notary Public

My Commission Expires:
9/21/26

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **EEG Investing, LLC,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **MICHAEL MCGINNISS,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 1741 24th Ave N Nashville, TN 37208

IN WITNESS WHEREOF, the undersigned has executed this instrument this 26 day of July, 2023.

EEG Investing, LLC

Citlaly Gomez, LLC

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Citlaly Gomez, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the MEMBER of the within named bargainor, a LLC, and that SHE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Citlaly Gomez as such MEMBER.

Witness my hand and official seal this 26 day of July, 2023.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. (s) 32, 33, and 34 on the Plan of Cobbs Subdivision of Lot No. 6 of Subdivision of Hardings Bosley Tract of record in Plat Book 161, page 155, 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 EEG Investing, LLC by deed dated June 20, 2022 from Chandler McCullough, single, of record in Instrument No. 20220627-0072862, said Register's Office.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7-26-23.

Affiant Signature

7-28-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY