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:
EEG Investing, LLC
2288 Rolling Hills Drive
Nolensville, TN 37135

Send Tax Bill to:
New Owner

Map/Parcel Number
092-10-0 136.00

State of Tennessee
County of Williamson

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

Affiant

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 23 day of May ,2024.

Notary Public

My Commission Expires:
9-6-24

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, **Michael McGinniss, a single man, and Citlaly Gomez, a single woman, tenants in common with right of survivorship,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **EEG INVESTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 **2806 Georgia Ave Nashville, TN 37209**

Karen Johnson Davidson County
Batch# 1144546 DEEDQC
06/07/2024 10:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240607-0042782

IN WITNESS WHEREOF, the undersigned has executed this instrument this 23rd day of May, 2024.

Michael McGinniss

Citlaly Gomez

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael McGinniss** and **Citlaly Gomez,** the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of May, 2024.

My commission expires: 7/9/2024 Notary Public

JOHN C. ELROD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of I.L. Pendletons Subdivision of The Steger Home Place, of record in Plat Book 421, Page 106, 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 Michael McGinniss, a single man, and Citlaly Gomez, a single woman, tenants in common with right of survivorship, by deed dated 06/14/2023, from Joshua W. Neal and Nicole Neal, husband and wife, and Genevieve Essossimna Kpakpayi Djergon, of record in Instrument No. 20230705-0051193, Register's Office for said County.

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 5/23/24.

Affiant Signature

6/7/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of June, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY