Karen Johnson
Batch # 1146111
06/12/2024 08:07:20 AM
Fees: $13.00 Taxes: $92.50
Davidson County
DEEDQC
2 pgs
20240612-0043838

This Instrument prepared by:
Robert Mabry
1420 Peachtree St NE Suite 100
Atlanta, GA 30309

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Michael L Evans, a married man, on this the 11th day of June, 2024, for and in consideration of the sum of Twenty Five Thousand and no/100 Dollars, does hereby bargain, sell, release, remise, quit claim and convey unto G & G Homebuying Group, LLC (a Georgia LLC) a twenty percent interest in and to the following described real estate, to wit:

LAND in the 13th Civil District of Davidson County, Tennessee, being Lot no. 3 on the Map of Treppard Heights Subdivision, Sector VI, or record in Book 2900, Page 11, Register's Office for said County, described as follows:
BEGINNING at a point on the westerly margin of Pheasant Drive at the corner of Lot Nos. 3 and 4; thence South 47° 8' west 279.5 feet to a point; thence south 48° 57' east 30 feet to an iron pin; thence north 88° 14' east 153.8 feet to a point; thence north 47° 8' east 160 feet to the margin of Pheasant Drive; thence northerly along the westerly margin of said Drive 130 feet to the point of beginning.

Being the same property conveyed to Michael L Evans, by Quitclaim deed from Marvin S. Evans, Jr and Marva E Wells, of record in Instrument. No. 20190903-0088541, Register's Office for Davidson County, Tennessee.

This is Improved property known as: 3905 Pheasant Dr., Nashville, TN, 37218

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 11 day of JUNE, 2024

MICHAEL L. EVANS

KENNETH JAMES PARSONS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared
Michael L Evans, a married man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 11 day of June, 2024.

Notary Public

My commission expires: 11/6/2024

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $25,000.

MICHAEL L. EVANS Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn before me this the 11 day of June, 2024.

Notary Public

My commission expires: 11/6/2024

KENNETH JAMES PARSONS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

The following information is not a part of this Deed:

Property Address:	3905 Pheasant Drive Nashville, TN 32718
Owner's Name and Address	G & G Homebuying Group, LLC C/O Robert Mabry 1420 Peachtree St NE Suite 100 Atlanta, GA 30309
Parcel Number	070 01 0 009.00
Mail Tax Bills to:	G & G Homebuying Group C/O Robert Mabry 1420 Peachtree St NE Suite 100 Atlanta, GA 30309