Prepared By:
Gary Lloyd
5170 Farmridge Ln
Grand Blanc, MI 48439

After Recording Return To:
1406 N 14th St
Nashville, Tennessee 37206

Karen Johnson Davidson County
Batch # 1179584 DEEDQC
09/10/2024 11:21:38 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240910-0069704

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On September 02, 2024 THE GRANTOR(S),

Goldengreen Holdings LLC ("Grantor"), Gary Lloyd, Owner

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Tina Carter, ("Grantee") a married person, residing at 1406 N 14th St, Nashville, Davidson County, Tennessee 37206

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

The legal description is:

Pt Lot 8 Sharpe & Horns 4th Addition / Neighborhood Code And Name: 2726 Eastland Park-Bailey Jr High

Prior instrument reference: Book 161, Page 172.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

A transfer between LLC and its members

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 07214017400

Mail Tax Statements To:
New Owner
1406 N 14th St
Nashville, Tennessee 37206

[SIGNATURE PAGE FOLLOWS]

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1.00 Tina Carter, Affiant
Subscribed and sworn before me this the
10 Day of August, 2024.
J Rivera, Deputy Register

Grantor Signatures:

DATED: 8-28-2024

Gary Lloyd, Owner, on behalf of Goldengreen Holdings LLC

STATE OF MICHIGAN, COUNTY OF GENESEE COUNTY, ss:

The foregoing instrument was acknowledged before me this 28 day of August, 2024 by Gary Lloyd, Owner, on behalf of Goldengreen Holdings LLC.

TIFFANY BROWN
Notary Public, State of Michigan
County of Genesee
My Commission Expires Oct. 22, 2025
Acting In the County of Genesee

Signature of person taking acknowledgment

Notary

Title or rank

Serial number, if any

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Affiant's Name: _____