Karen Johnson Davidson County
Batch# 1221223 DEEDQC
12/30/2024 11:16:30 AM 4 pgs
Fees: $32.00 Taxes: $0.00
20241230-0100982

This Instrument Prepared by:
Jacob R. White
Dickinson Wright PLLC
424 Church Street, Suite 800
Nashville, Tennessee 37219

STATE OF MICHIGAN)
COUNTY OF INGHAM)

The actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me on this the 30th day of December, 2024.

AMY M CUMBOW
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF INGHAM
MY COMMISSION EXPIRES MARCH 14, 2029
ACTING IN THE COUNTY OF Ingham

Notary Public

Notarized remotely online using communication technology via Proof.

My Commission expires: 03/14/2029

QUITCLAIM DEED

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Devon Gundry 143 Calvert Ct. Piedmont, CA 94611	Same as Owner	05800006800

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, **NASHLAND BUILDERS, LLC**, a Tennessee limited liability ("Grantor"), does hereby quitclaim and convey unto **NASHLAND BUILDERS, LLC**, a Tennessee limited liability, **with an 80% undivided interest**, and **Devon Gundry**, an individual, **with a 20% undivided interest**, as Tenants in Common ("Grantees"), all of its right, title and interest in and to that certain real property located in Davidson County, Tennessee, more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference.

This conveyance is subject to such limitations, restrictions and encumbrances of record as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has executed this document to be effective as of December 30, 2024.

GRANTOR:

Nashland Builders, LLC
A Tennessee limited liability company

Giachery Lizarraga
By:_____
Name: Giachery Lizarraga
Title: Authorized Signatory

State of Michigan)
County of Ingham)

On December 30, 2024 before me, AMY M CUMBOW, (here insert name of the officer), Notary Public, personally appeared Giachery Lizarraga, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

AMY M CUMBOW
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF INGHAM
MY COMMISSION EXPIRES MARCH 14, 2029
ACTING IN THE COUNTY OF Ingham

Notarized remotely online using communication technology via Proof.

EXHIBIT A

DESCRIPTION OF PROPERTY

Land in the 13th, formerly the 23rd. Civil District of said County, being part of Lot No. 3 on the map of the J. H. Drake Lands, as of record in book 974, page 34, Register's Office for said County, described as follows:

Beginning in the center of Drake's Branch Road at the northeast corner of a 2.3 acre tract; thence with the center of said Road, north 43 deg. 15' west 550 feet; thence north 38 deg. 34' West 68.6 feet to the corner of J. W. Drake's lot; thence leaving said Road and with J. W. Drake's line, south 85 deg. 36' west 577.6 feet; thence north 1 deg. 27' west 209.4 feet; thence north 89 deg. 7' west 818.9 feet to a post at the northwest corner of said Lot No. 3; thence south 3 deg. 39' west 906.1 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots, south 87 deg. 44' east 1,653.4 feet to the southwest corner of said 2.3 acre tract; thence with the westerly line of said tract and fence, north 1 deg. 53' east 287 feet; thence North 79 deg. 49' east 219.3 feet to the beginning, containing 31.7 acres, more or less

Being the same property conveyed to Nashland Builders, LLC by:

1. Quitclaim deed for 80% undivided interest from Hybrid Phoenix Holdings, LLC, a Tennessee limited liability company, dated March 28, 2018 and recorded on April 3, 2018 as instrument number 20180403-0030828 in the Registers Office of Davidson County, Tennessee.

2. Quitclaim deed for 20% undivided interest from Builder Mighty, LLC, a Tennessee limited liability company, dated March 28, 2018 and recorded on April 3, 2018 as instrument number 20180403-0030829 in the Registers Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Deirdriu Coffman, 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 December 30, 2024 (date of document).

Deirdriu Coffman
Affiant Signature

December 30 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires: May 5, 2025

NOTARY'S SEAL

