STATE OF Tennessee
COUNTY OF Hamilton

The actual consideration or value, whichever is greater, is $ 0.

Affiant

Subscribed and sworn to before me on this the 9 day of October, 2025.

Notary Public
My Commission Expires:



(Affix Seal)

Karen Johnson Davidson County
Batch# 1332221 DEEDQC
10/09/2025 09:54:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251009-0080668

(Space Above for Recording Information)

Prepared By:
Nunnally & Wickens, PLLC
7161 Lee Highway, Suite 100
Chattanooga, TN 37421

Return To:
Nunnally & Wickens, PLLC
7161 Lee Highway, Suite 100
Chattanooga, TN 37421

Address New Owner(s) As Follows	Send Tax Bills To:	(Map Parcel No.)
M & A Mindgrowth, LLC	Same	173 09 0A 511.00
856 Stonehill Lane		
Atlanta, GA 30324		

File No: 25-NW-253

QUITCLAIM DEED

IN CONSIDERATION of One ($1.00) Dollar and other valuable considerations paid, the receipt of all of which is hereby acknowledged, we, Anna Duval, and Manise Labady (herein the "Grantors"), do hereby transfer, convey, and forever quitclaim unto M & A Mindgrowth, LLC, a Georgia Limited Liability Company (herein the "Grantee"), all our right, title, interest and claim in and to the following described real estate located in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 403 on the Plan of Lenox Village, Phase Seven, of record as Instrument No. 20051028-0130418, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for more complete and accurate description.
>
> For prior title, see that Quitclaim Deed of record in Instrument No. 20140624-0054833 in the Register's Office for Davidson County, Tennessee.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

No survey made. No change in legal description.

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on any plans of record; (e) any governmental zoning or subdivision ordinances in effect thereon; (f) any declarations or master deeds of record and (g) any and all other matters affecting the property appearing in the public record or otherwise.

Grantee herein assumes and agrees to pay all taxes assessed against said real estate for the year 2025.

GRANTOR AND GRANTEE ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THEM. NO TITLE EXAMINATION HAS BEEN MADE AND NUNNALLY & WICKENS, PLLC SHALL HAVE NO LIABILITY FOR THE STATUS OF THE TITLE TO THE PROPERTY OR FOR THE ACCURACY OF SUCH INFORMATION.

[SIGNATURE PAGE TO FOLLOW]

WITNESS our hand(s) as of this the 7th day of October, 2025.

Anna Duval

Manise Labady

STATE OF GEORGIA
COUNTY OF DEKALB

On this 7th day of OCTOBER, 2025, before me personally appeared Anna Duval, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of OCTOBER, 2025.

MULINDA FINDLEY
NOTARY PUBLIC
Gwinnett County, Georgia
My Commission Expires 10/12/2025

Mulinda Findley
Notary Signature
My commission expires: 10/12/2025

STATE OF GEORGIA
COUNTY OF DEKALB

On this 7th day of OCTOBER, 2025, before me personally appeared Manise Labady, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of OCTOBER, 2025.

Mulinda Findley
Notary Signature
My commission expires: 10/12/2025

MULINDA FINDLEY
NOTARY PUBLIC
Gwinnett County, Georgia
My Commission Expires 10/12/2025

TRUE COPY CERTIFICATION

I, Melissa Varnell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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 **10/07/2025**.

Melissa Varnell

10/09/2025
Date

STATE OF Tennessee
COUNTY OF Hamilton

Sworn and subscribed before me this **9th** day of **October**, 2025.

Notary Public
My Commission Expires:
Aug 20, 2028

