WARRANTY DEED

Karen Johnson Davidson County
Batch# 1419977 DEEDWARR
05/13/2026 02:53:30 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20260513-0043214

SAMANTHA WHITTAKER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 1-29-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF May, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
McKay Residential Flipco, LLC, a Tennessee Limited Liability Company	Trophy Point Investment Group	
(NAME)	(NAME)	
4428, 4430, 4432, 4434 Providence Hts	305 Trilith Parkway Ste 300 #1619	147 07 3 G 001.00 147 07 3 G 002.00 147 07 3 H 001.00 147 07 3 H 002.00
Nashville, TN 37211	Fayetteville, GA 30214	
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **G & G PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MCKAY RESIDENTIAL FLIPCO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:
(Parcels 147 07 3 G 001.00 and 147 07 3 G 002.00)

Land located in Davidson County, Tennessee, being known and designated as Unit No. A and B of Homes at 4428 and 4430 Providence Heights, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 4428 Providence Heights, a Horizontal Property Regime, of record in Instrument No. 20250422-0030631, Amendment to Declaration of Covenants, Conditions and Restrictions for Homes at 4428 Providence Heights, a Horizontal Property Regime, of record in Instrument No. 20250430-0033262, and Second Amendment to Declaration of Covenants, Conditions and Restrictions for Homes at 4428 Providence Heights to be now known as 4428 and 4430 Providence Heights, a Horizontal Property Regime, of record in Instrument No. 20250521-0040169, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to G & G Properties II, LLC, a Tennessee limited liability company, by Quitclaim Deed from Urban Place Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20241226-0099477, in the Register's Office of Davidson County, Tennessee, dated December 23, 2024 and recorded on December 26, 2024.

Being the same property conveyed to Urban Place Properties, LLC, a Tennessee limited liability company, by Warranty Deed from G & G Properties II, LLC, a Tennessee limited liability company, of record in Instrument No. 20221031-0117238, in the Register's Office of Davidson County, Tennessee, dated September 21, 2022 and recorded on October 31, 2022. Also see Scrivener's Affidavit of record in Instrument No. 20240624-0046988.

Being the same property conveyed to G & G Properties II, LLC, a Tennessee limited liability company, by Warranty Deed from Deep River Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20220506-0052349, in the Register's Office of Davidson County, Tennessee, dated May 05, 2022 and recorded on May 06, 2022.

Tract II:
(Parcels 147 07 3 H 001.00 and 147 07 3 H 002.00)

Land located in Davidson County, Tennessee, being known and designated as Unit No. A and B of Homes at 4432 and 4434 Providence Heights, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 4428 Providence Heights, a Horizontal Property Regime, of record in Instrument No. 20250422-0030632, Amendment to Declaration of Covenants, Conditions and Restrictions for Homes at 4430 Providence Heights, a Horizontal Property Regime, of record in Instrument No. 20250430-0033263, and Second Amendment to Declaration of Covenants, Conditions and Restrictions for Homes at 4430 Providence Heights to be now known as 4432 and 4434 Providence Heights, a Horizontal Property Regime, of record in Instrument No. 20250521-0040131, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to G & G Properties II, LLC, by Quitclaim Deed from Providence Development, LLC, of record in Instrument No. 20240311-0016608, in the Register's Office of Davidson County, Tennessee, dated March 07, 2024 and recorded on March 11, 2024.

Being the same property conveyed to Providence Development, LLC, a Tennessee limited liability company, by Warranty Deed from G & G Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20221031-0117239, in the Register's Office of Davidson County, Tennessee, dated September 21, 2022 and recorded on October 31, 2022.

Being the same property conveyed to G & G Properties II, LLC, a Tennessee limited liability company, by Warranty Deed from Deep River Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20220506-0052349, in the Register's Office of Davidson County, Tennessee, dated May 05, 2022 and recorded on May 06, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 4428, 4430, 4432, 4434 Providence Hts, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 6th day of May, 2026

G & G Properties II, LLC,
a Tennessee Limited Liability Company

BY: _____
L. Ed Gaw Jr., Member/Manager

BY: _____
Greg Golden, Member/Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson county, Tennessee, personally appeared l. Ed Gaw Jr., and Greg Golden with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Members/Managers of G & G properties II, LLC the within named bargainor, a Tennessee limited liability company and that they as Members/Managers, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Members/Managers.

Witness my hand and official seal this 6 day of May, 2026.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

_____
Notary Public

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 5/6/20203 (date of document).

Affiant Signature

5/6/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 6 day of MAY, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL