THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Lucky Lands, LLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Send Tax Bill to:
Owner

Map-Parcel Numbers:
P/O 072-14-0-336.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Michelle Martin
Affiant

Subscribed and sworn to before me, this the 7th day of August, 2024.

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

Jennifer Crowell
Notary Public

My Commission Expires:
12/16/25

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **William E. Dean** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **Lucky Lands, LLC, a Tennessee limited liability company** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 4A Belle Forrest Ave., Nashville, TN 37206.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 7th day of August, 2024.

William E. Dean

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Karen Johnson Davidson County
Batch # 1175842 DEEDQC
08/30/2024 09:35:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240830-0066839

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William E. Dean**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of August, 2024.

My commission expires: 9.21.24 Michelle Martin
Notary Public



Exhibit A

A certain unit located in Davidson County, Tennessee, being known and designated a Unit A of Homes at 4 Belle Forrest Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 4 Belle Forrest Avenue, a Horizontal Property Regime, of record in Instrument No. 20240103-0000568, 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 William E. Dean by Warranty Deed from Zack Ernst dated January 12, 2024 of record in Instrument No. 20240122-0003276, said Register's Office for Davidson County, Tennessee.