Karen Johnson Davidson County
Batch# 1213740 DEEDQC
12/10/2024 11:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241210-0095796

This Instrument Prepared By and Returned To:

Linville Estate Law
830 Crescent Centre Drive, Ste. 320
Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me this 6 day of December, 2024.

Notary Public
My Commission Expires: 02/28/2027

BILL BUCKINGHAM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 02-28-2027

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(D).

QUITCLAIM DEED

THIS INDENTURE, made this 6 day of December, 2024, among:

WILLIAM E. SMITH, JR., UNMARRIED,

of Wilson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

LUCKY BLACK DOG PROPERTIES, A FLORIDA LIMITED LIABILITY COMPANY,

of Marion County, Florida, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey, and set over unto Grantee all right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 122 on the Final Plat of Riverwalk, Phase lA, Section 1 and Phase lB, Section 1, of record in Instrument No. 20011026-0117231 Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to William E. Smith, Jr., unmarried, by Quitclaim Deed from Black Dog Properties, LLC,, dated October 24, 2024, and recorded November 5, 2024, at Instrument No. 20241105-0085968 in said Register's Office for Davidson County, Tennessee.

This improved property is situated at 6848 Bridgewater Drive, Nashville, TN 37221.

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(D).

THIS DEED has been prepared solely upon information furnished by **William E. Smith, Jr.**. There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

WILLIAM E. SMITH, JR.

State of Tennessee
County of Maury

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

Witness my hand and official seal this 6 day of December, 2024

Notary Public
My Commission Expires: 02/28/2027

BILL BUCKINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-28-2027

Owner Name & Property Address:

Lucky Black Dog Properties, LLC
6848 Bridgewater Drive
Nashville, TN 37221

Responsible Party For Taxes:

Lucky Black Dog Properties, LLC
1031 Ridglea Drive
Burns, TN 37029

Tax Map and Parcel: 126-16-0-A 122.00 CO

Certificate of Authenticity

I, Trent Linville, 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 12/4/2024.

Date

T Linville

Affiant Signature

12/4/2024

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 4th day of December, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

