BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

This Instrument Prepared by and Returned To:
Dylan D. Potter, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson
Batch # 1284588
06/16/2025 09 20 50 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250616-0046597

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
William Dean and Austin Venable 1457 West Running Brook Road Nashville, TN 37209	SAME	044-00-0-005.00

Lucky Lands, LLC, do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **William Dean and Austin Venable,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Being a parcel of land located in Davidson County, Tennessee, being part of Tract 17 of the Nashville Industrial Corporation Subdivision (Book 1130 Page 46) being located approximately 130 feet southeast of the intersection of Scenic View Road and Hillman Place and being more particularly described as follows: BEGINNING at an iron pin (found) in the southerly right-of-way of Scenic View Road, said iron pin being the northwest corner of the herein described property; Thence, along said right-of-way, South 46 degrees 50 minutes 03 seconds East, 199.77 feet to an iron pin (found); Thence, leaving said right-of-way, South 43 degrees 36 minutes 41 seconds West, 903.44 feet to an iron pipe (found); Thence, North 33 degrees 12 minutes 57 seconds West, 208.01 feet to an iron pipe (found); Thence, North 43 degrees 47 minutes 52 seconds East, 854.49 feet to the POINT OF BEGINNING, containing 4.06 acres, more or less, according to a survey by Jeffrey A. Leopard, dated May 20, 2024.

Being the same property conveyed to Lucky Lands, LLC by Warranty Deed from Bradley J. Bars dated July 19, 2024 and recorded July 23, 2024 in Instrument No. 20240723-0055560, Register's Office of Davidson County, Tennessee.

This is improved property known as 102 Scenic View Road, Old Hickory, TN 37138.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 9th day of June, 2025.

LUCKY LANDS, LLC,

A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

WILLIAM DEAN, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public, personally appeared William Dean, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the authorized agent for Lucky Lands, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he is the Authorized Agent of executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent

Witness my hand and official seal this 9th day of June, 2025.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Commission expires.

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this the 9th day of June, 2025.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Public