# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1291732 DEEDWARR
06/30/2025 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20250630-0051333

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $520,000.00

Sarah Jane
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/27/2025.

Elizabeth J Barnes
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-21-26

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT PREPARED BY**
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 3974-25NASH-TN

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>**If left blank please use the address of the new owner** | MAP-PARCEL |
|---|---|---|
| **Louise McLane** | New owner | 126-16-0A-122.00-CO |
| 6848 Bridgewater Drive | | |
| Nashville, TN 37221 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Lucky Black Dog Properties, LLC, a Florida Limited Liability Company**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Louise McLane, an unmarried woman**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 122 on the Final Plat of Riverwalk, Phase IA, Section 1 and Phase IB, Section1, 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 Warranty Deed from Christopher McDavid and wife Sarah McDavid of record in Instrument No. 20110726-0057245 Register's Office for Davidson County, Tennessee, dated July 15, 2011 and recorded on July 26, 2011.

Being the same property conveyed to Black Dog Properties, LLC by QuitClaim Deed from William E. Smith, Jr unmarried of record in Instrument No. 20230822-0065363 Register's Office for Davidson County, Tennessee, dated July 07, 2023 and recorded on August 22, 2023.

Being the same property conveyed to William E. Smith, Jr unmarried by Quitclaim Deed from Black Dog Properties, LLC of record in Instrument No. 20241105-0085968 Register's Office for Davidson County, Tennessee, dated December 24, 2024 and recorded on November 05, 2024.

Being the same property conveyed to Lucky Black Dog Properties, a Florida Limited Liability Company by Quitclaim Deed from William E. Smith, Jr unmarried of record in Instrument No. 20241210-0095796 Register's Office for Davidson County, Tennessee, dated December 06, 2024 and recorded on December 10, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 6848 Bridgewater Drive Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on June 27, 2025.

Lucky Black Dog Properties, LLC, a Florida Limited Liability Company

By: _____
William E. Smith, Jr., Manager

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public of said County and State, personally appeared William E. Smith, Jr. with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager (or other officer authorized to execute the instrument) of Lucky Black Dog Properties, LLC, the within named bargainor, a Florida limited liability company, and that he as such Manager executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this June 27, 2025.

_____
Notary Public

My Commission Expires: 09/20/2026

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**File #: 3974-25NASH-TN**

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**278 Franklin Road, Suite 160**

**Brentwood, TN 37027**

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 27, 2025.

J. Carlton Drumwright

June 27, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 27, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY