WARRANTY DEED

Karen Johnson Davidson County
Batch# 1345666 DEEDWARR
11/13/2025 10:32:30 AM 5 pgs
Fees: $28.00 Taxes: $2,682.13
20251113-0090434

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $724,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF November, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-8-2028

(AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Casey B Derkacz and Danielle H Derkacz	T2 Financial LLC dba Revolution Mortgage	
(NAME) 4D Belle Forrest Ave	(NAME) 579 Executive Campus Drive, Ste 300	072 14 00 002.01
(ADDRESS) Nashville, TN 37206	(ADDRESS) Westerville, OH, 43082	
(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, **BDE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HAVING BEEN ADMINISTRATIVELY DISSOLVED BY THE TENNESSEE SECRETARY OF STATE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIELLE HOVER DERKACZ AND CASEY BRYANT DERKACZ, WIFE AND HUSBAND,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated a Unit D of HOMES AT 4C & 4D BELLE FORREST AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 4C & 4D BELLE FORREST AVENUE, a Horizontal Property Regime, of record in Instrument No. 20240103-0000569, 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 BDE, LLC, a Tennessee limited liability company, by Quitclaim Deed from John Dougherty, of record in Instrument No. 20240830-0066842, in the Register's Office of Davidson County, Tennessee, dated July 21, 2024 and recorded on August 30, 2024.

Being the same property conveyed to John Dougherty, by Warranty Deed from Zack Ernst, of record in Instrument No. 20240122-0003296, in the Register's Office of Davidson County, Tennessee, dated January 12, 2024 and recorded on January 22, 2024.

Being part of the same property conveyed to Zack Ernst, by Quitclaim Deed from Zack Ernst, of record in Instrument No. 20240103-0000567, in the Register's Office of Davidson County, Tennessee, dated January 3, 2024 and recorded on January 3, 2024.

BDE, LLC, a Tennessee limited liability company, having now been administratively dissolved by the Tennessee Secretary of State, does hereby convey its interest in the above-described property as part of the winding up of the limited liability company, pursuant to TCA § 48-245-302, et al. BDE, LLC having been at all times owned and operated by William Eli Dean and John Daniel Dougherty, as managing members.

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 4D Belle Forrest Ave, Nashville, TN 37206
(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 10th day of Nov, 2025

BDE, LLC, a Tennessee Limited Liability Company

BY: William Eli Dean, Managing Member

Marissa Hembree

BY: John Daniel Dougherty, Managing Member

STATE OF TENNESSEE
COUNTY OF _____

JS

Before me, the undersigned, a Notary Public of said County and State, personally appeared ~~William Eli Dean,~~ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be Managing Member of BDE, LLC, the within named bargainor, a limited liability company, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Managing Member.

Witness my hand this _____ day of _____, 20____

_____
Notary Public

My Commission Expires:

_____

Witness my hand this 10 day of November, 2025

STATE OF Illinois

COUNTY OF DuPage

Before me, the undersigned, a Notary Public of said County and State, personally appeared John Daniel Dougherty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be Managing Member of BDE, LLC, the within named bargainor, a limited liability company, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Managing Member.

Witness my hand and seal at office in Downers Grove, IL, ~~Tennessee~~ this 10th day of Nov 2025, 2025.

Notary Public

My Commission Expires:

6/6/2029

Official Seal
JOHN S CONDRY
Notary Public, State of Illinois
Commission No. 786347
My Commission Expires June 6, 2029

Witness my hand this 12th day of November, 2025

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of said County and State, personally appeared William Eli Dean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be Managing Member of BDE, LLC, the within named bargainor, a limited liability company, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Managing Member.

Witness my hand this 12th day of November, 2025

Notary Public

My Commission Expires:

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **November 12, 2025**

Affiant Signature

11/12/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **November 13, 2025**

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY