Karen Johnson Davidson County
Batch# 1367719 DEEDWARR
01/08/2026 03:49:30 PM 4 pgs
Fees: $23.00 Taxes: $2,682.50
20260108-0001938

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF January, 2026 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

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
Greg Farricielli	New Owner	
(NAME)	(NAME)	072 14 0N 002.01
4B Belle Forrest Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, WE, **LUCKY LANDS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREG FARRICIELLI AND ALICIA FARRICIELLI HUSBAND AND WIFE,** 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 B of HOMES AT 4A & 4B BELLE FORREST AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 4A & 4B 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 Lucky Lands, LLC, a Tennessee limited liability company, by Quitclaim Deed from William E. Dean, of record in Instrument No. 20240830-0066840, in the Register's Office of Davidson County, Tennessee, dated August 07, 2024, and recorded on August 30, 2024.

Being the same property conveyed to William E. Dean, by Warranty Deed from Zack Ernst, of record in Instrument No. 20240122-0003285, 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 to Re-establish Original Lot Lines from Zack Ernst, of record in Instrument No. 20240103-0000567, in the Register's Office of Davidson County, Tennessee, dated January 03, 2024, and recorded on January 03, 2024.

Being part of the same property conveyed to Zack Ernst, by Warranty Deed from Jesse Palmer and Aimee Romero, Husband and Wife, of record in Instrument No. 20240103-0000566, in the Register's Office of Davidson County, Tennessee, dated December 29, 2023, and recorded on January 03, 2024.

Being part of the same property conveyed to Jesse Palmer and Aimee Romero, husband and wife, as tenants by the entireties, by Quitclaim Deed from Jesse Palmer, a married man, who acquired title as unmarried, joined by his spouse, Aimee Romero, of record in Instrument No. 20210429-0057113, in the Register's Office of Davidson County, Tennessee, dated April 23, 2021 and recorded on April 29, 2021.

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 4B 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 8th day of January, 2026

Lucky Lands, LLC,
a Tennessee Limited Liability Company

BY: _____
William Eli Dean, Member

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 Member of Lucky Lands, LLC, the within named bargainor, a limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Member.

Witness my hand and seal at office in Nashville, Tennessee this 8th day of January, ~~2025~~ 2026.

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

Notary Public

My Commission Expires:

Witness my hand this 7 day of January, 2025

Lucky Lands, LLC,
a Tennessee Limited Liability Company

BY: JDD, Member
John Daniel Dougherty, Member

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 Member of Lucky Lady, LLC, the within named bargainor, a limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Member.

Witness my hand and seal at office in DuPage Co., Illinois this 7th day of January, 2025.

Notary Public

My Commission Expires: Jun 6, 2029

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

Certificate of Authenticity

I, Ryan Lux, 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 **January 7, 2026**.

Date

Affiant Signature

01/07/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **7th** day of **January**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029