Karen Johnson Davidson County
Batch# 1404815 DEEDQC
04/13/2026 01:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260413-0029916

THIS INSTRUMENT PREPARED BY:

Jennifer S. Ghanem, Esq.
Keller Turner Andrews & Ghanem PLLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $-0-

Affiant

Subscribed and sworn to before me, this 9th day of April, 2026.

Notary Public
My Commission Expires: July 7, 2027

ERIN MORROW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 7, 2027

QUITCLAIM DEED

Address New Owner:
Rains Property Mgmt
3310 West End Ave, Ste 400
Nashville, TN 37203

Send tax bills to:
NEW OWNER

Map & Parcel No.:
105 11 2I 002.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lillian Williams, Trustee of the Legacyland Trust dated April 27, 2023**, ("Grantor"), by these presents, does hereby quitclaim and convey to **Rains Property Management, LLC, a Tennessee limited liability company** ("Grantee") all of Grantor's right, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows ("Property").

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 149 RAINS AVENUE TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 149 RAINS AVENUE TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20190809-0079470, as amended in Instrument No. 20190927-0098662, 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 Lillian Williams, Trustee of the Legacyland Trust by Warranty Deed from Aleksandr Drogobetski and spouse, Aaron Tucker Simmons, of record in Instrument No. 20260123-0006072 in the Register's Office of Davidson County, Tennessee, dated January 22, 2026, and recorded on January 23, 2026.

This is improved property, known as: **149B Rains Avenue, Nashville, Tennessee 37203.**

Said property is conveyed subject to any and all such easements, limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of April, 2026.

GRANTOR:

THE LEGACYLAND TRUST

By: Lillian Williams, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **LILLIAN WILLIAMS, TRUSTEE** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustee of the LEGACYLAND TRUST, and that they as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust as its Trustee.

Witness my hand and official seal at office this 9th day of April, 2026.

ERIN MORROW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

Erin Morrow
Notary Public
My commission expires: July 7, 2027

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **4/13/2026** (date of document).

Affiant Signature

4/13/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13** day of **April**, **2026**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

