Karen Johnson Davidson County
Batch# 1435670 DEEDQC
06/18/2026 08:27:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260618-0055210

File Number 26198483

THIS INSTRUMENT PREPARED BY:	WHEN RECORDED RETURN TO:	Send Tax Bills to:	Map & Parcel No.
Caroline Dale for Betters Settlement Services LLC 6275 West Plano Parkway, Ste. 500 Plano, TX 75093	BCHH, LLC 181 Montour Run Road Coraopolis, PA 15118	Hendrik R. Begarly and Johnny R. Hanks 1820 Lincoya Bay Drive Nashville, TN 37214	109 05 0D 114.00

Quitclaim Deed

Exempt pursuant to TN Code § 67-4-409(a)(1)(C)(i)

FOR $10.00, and other good and valuable consideration, given by Hendrik R. Begarly and Johnny R. Hanks, a married couple, whose address is 1820 Lincoya Bay Drive, Nashville, Tennessee 37214 ("Grantee"), the receipt and sufficiency all of which is hereby acknowledged, Hendrik R. Begarly and Johnny R. Hanks, a married couple who acquired title while unmarried, whose address is 1820 Lincoya Bay Drive, Nashville, Tennessee 37214, ("Grantor"), does hereby quitclaim and convey unto Grantee(s), Grantee's heirs, and assigns (if applicable), all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

The real property more fully described in Exhibit "A," attached hereto and incorporated herein for all purposes.

Being the same real estate conveyed to Grantor by instrument recorded on 05/22/2006 at Instrument Number 20060522-0059743 in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. AND, subject always to those liens, easements, encumbrances and exceptions of record.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

Dated this 11 day of June, 2026.

[Signature Page Follows]

GRANTOR:

Johnny R. Hanks

ACKNOWLEDGMENT

STATE OF Tennessee)
)
COUNTY OF Davidson)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Johnny R. Hanks proved to be through satisfactory evidence of identification, which was TN DL and is the person who executed the foregoing instrument voluntarily for its stated purpose.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 11 day of June, 2026.

Notary Public

My Commission Expires: 03/06/2029

LEE V MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 6, 2029

GRANTOR:

Hendrik R. Begarly

Hendrik R. Begarly

ACKNOWLEDGMENT

STATE OF Tennessee)
)
COUNTY OF Davidson)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Hendrik R. Begarly, proved to be through satisfactory evidence of identification, which was TN DL and is the person who executed the foregoing instrument voluntarily for its stated purpose.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 11 day of June, 2026.

Notary Public

My Commission Expires: 03/06/2029

LEE V MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 6, 2029

File Number: 26198483

Exhibit "A"

Land in Davidson County, Tennessee, being Unit No. 1820 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for the Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20050923-0114373, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, and By-Laws appended thereto, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

Parcel Number: 109 05 0D 114.00

Commonly known as: 1820 Lincoya Bay Drive, Nashville, Tennessee 37214

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record.

OATH OF CONSIDERATION

The actual consideration for this transfer is $10.00. The assessed value is _____.

Grantee:

Individual Grantee:

Corporate Grantee:

Herchel K. Boggs

_____

By: _____

Its: _____

SUBSCRIBED AND SWORN TO before me this 11 day of June, 2026.

Notary Public

My Commission Expires: 03/06/2029

(For Recording Data Only)

LEE V MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 6, 2029

True Copy Certification

I, Tony Jarvis, 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 11th 2026.

Signature

6/16/2026
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 16th day of June, 2026.

Notary's Signature
My Commission Expires: 4-2-29

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Beaver County
My Commission Expires April 2, 2029
Commission Number 1391157