Karen Johnson Davidson County
Batch# 1437667 DEEDQC
06/24/2026 01:59:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260624-0057090

AFTER RECORDING RETURN TO:
Charles Potter
4100 Central Pike
Nashville, TN 37076
File No. WDC-1000883-3

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Tax ID No.: 135160B14500CO

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS DEED made and entered into on this 27th day of May, 20 26, by and between **B. Lew Investments, LLC,** located at 968 Madison Square, Madison, TN 37115, hereinafter referred to as Grantor(s) and **Charles Potter, as trustee of the Legacy Trust, dated** May 12th, **20 26, and any amendments thereto,** residing at 4100 Central Pike, Nashville, TN 37076, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 694 Flintlock Court, Nashville, TN 37217

Being the same property conveyed to the Grantor(s) in a Deed recorded on 12/21/2021 under Document No. 20211221-0168513 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

B. Lew Investments, LLC

Name: **Contrecia Tharpe**
Title: **President, Chief Executive Officer, Secretary, and Partnership Representative**

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Contrecia Tharpe** as **President, Chief Executive Officer, Secretary, and Partnership Representative** on behalf of **B. Lew Investments, LLC**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 27th day of May, 20 26.

Notary Public

My Commission expires: 11/8/2028

GARRISON D. WARREN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Kristen Sandarelli

STATE OF New York
COUNTY OF Erie

Subscribed and sworn to before me this 18th day of May, 2026.

Notary Public
My Commission Expires: 11/1/27

FRANCIS P. DEC., ESQ.
Notary Public, State of New York
No. 02DE6059729
Qualified in Erie County
Commission Expires 11/1/2027

Name and address for person(s) responsible for taxes:

Charles Potter
4100 Central Pike
Nashville, TN 37076

Name and address of property owner:

Charles Potter
4100 Central Pike
Nashville, TN 37076

EXHIBIT A
LEGAL DESCRIPTION

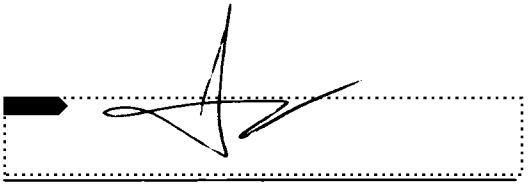
Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Woodridge at Nashboro Village, Nashboro Village Tract 11, a Planned Unit Development, as of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Tax ID No.: 135160B14500CO

Property commonly known as: 694 Flintlock Court, Nashville, TN 37217

Tennessee Certification of Electronic Document

I, Frank P. Dec 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 5/27/2026. [date of document]



Affiant Signature

6/24/2026

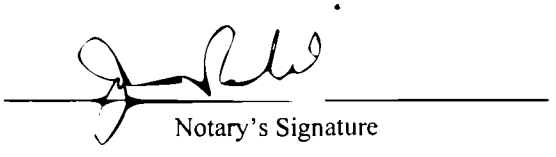
Date

State of New York

County of Erie

Sworn to and subscribed before me this 24th day of June , 2026

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2029



Notary's Signature

NOTARY'S SEAL