Karen Johnson Davidson County
Batch# 1438020 DEEDQC
06/25/2026 08:25:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20260625-0057238

Name and Address of New Owner:
John Dougherty
6552 W 63rd PL
Chicago, IL 60638

SEND TAX NOTICES TO:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130

Map and Parcel: 072-14-0O-001.01

PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES

QUITCLAIM DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BDE, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **John Dougherty**, hereinafter called the GRANTEE, his 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 as Unit C 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 4 Belle Forrest Avenue, a Horizontal Property Regime, of record in Instrument Number 20240103-0000569, in the Register's Office of Davidson County, Tennessee, and which 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 filed for record on August 30, 2024 in Instrument Number 20240830-0066841, of the Register's Office of Davidson County, Tennessee.

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 18 day of June, 2026.

BDE, LLC

BY._____
John Dougherty, Member

BY: William E. Dean
William E. Dean, Member

State of _____

County of _____

Personally appeared before me, a notary public in and for the state and county aforementioned, John 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 a Member of BDE, LLC and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

Witness my hand and seal this _____ of June, 2026.

_____
Notary Public

My Commission Expires: _____

State of Virginia

County of Loudoun

Personally appeared before me, a notary public in and for the state and county aforementioned, William E. 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 a Member of BDE, LLC and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

Witness my hand and seal this 18th of June, 2026.

Electronic Notary Public
Notary Public Gloria Asare

My Commission Expires: 12/31/2028

Reg #: 7901547

Gloria Asare
REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2028

Notarized remotely online using communication technology via Proof.

WITNESS my hand this 19th day of June, 2026.

BDE, LLC

BY: John Dougherty
John Dougherty, Member

BY: _____
William E. Dean, Member

State of Florida

County of Palm Beach

Personally appeared before me, a notary public in and for the state and county aforementioned, John 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 a Member of BDE, LLC and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member. Produced DRIVER LICENSE(s) as identification.

Witness my hand and seal this 19th of June, 2026.

Notary Public Eglarine Harrison

EGLARINE HARRISON
Notary Public - State of Florida
Commission # HH 784886
Expires on October 11, 2029

My Commission Expires: 10/11/2029

Notarized remotely online using communication technology via Proof.

State of _____

County of _____

Personally appeared before me, a notary public in and for the state and county aforementioned, William E. 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 a Member of BDE, LLC and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

Witness my hand and seal this _____ of June, 2026.

_____
Notary Public

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

Lynn Vaughn
Affiant Signature

Subscribed and sworn to before me, this 18 of June, 2026.

Notary Public
My Commission Expires: 1/21/2029

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Proof

ESIGN CONSENT AND DISCLOSURE

This consent form provides you with information about our electronic records and electronic signature procedures, and your rights related to completing your real estate transaction electronically ("eClosing"). Once you have reviewed this information, you will be asked to sign this form electronically in order to demonstrate your affirmative consent to receive information about your eClosing using electronic records. If you consent to eClosing, you will also be signing documents electronically.

1. You have the right to conduct your closing using paper documents. If you wish to do so, you should not sign this consent.

2. If you consent to conducting your closing electronically, you may request paper, or nonelectronic, copies of any of your eClosing documents by emailing the title/settlement/escrow agent or lender associated with your transaction, if they offer this service. Proof may also, if permitted by the applicable title/settlement/escrow agent or lender associated with your transaction, provide the ability to access, view, and print copies of your completed documents through your account. You can download and print these documents directly using the print function in your account. However, Proof does not guarantee that these documents will always be available for printing, as access is provided as a courtesy. You may request the deletion of certain documents, but if your request is fulfilled, you will no longer have electronic access to those documents or be able to download or print copies.

3. You can withdraw your consent to receive information electronically at any time by emailing us at support@proof.com or using the following link: https://www.proof.com/resources/econsent-withdrawal. If you withdraw your consent before your eClosing is complete, you will not be able to complete your closing using our platform. Proof will not charge you additional fees for withdrawing your consent, but the withdrawal could have a financial impact on you. For example, you could be charged for a rescheduled closing, your loan terms could change if certain documents expire, and if you are purchasing property, the seller may impose certain costs or cancel the sale.

4. This consent applies to your real estate transaction and the process of closing it.

5. You can change your contact information by logging into your account and editing your profile.

6. In order to access and retain these electronic records, you will need the following hardware and software:

6.1 PC, Mac, or mobile device with a screen size and resolution that permits you to read documents and adequate memory to display and store documents;

6.2 Webcam, microphone and speaker sufficient to support a live, real time audio-video connection;

6.3 Windows Vista or later, Mac OSX 10.6 or later, or current versions of Android or iOS operating systems;

6.4 Acrobat Reader v 6.x or later with JavaScript and browser display enabled;

6.5 Broadband internet access;

6.6 An email account;

6.7 For mobile devices, you must install one of the following web browsers with cookies and JavaScript enabled: Firefox v. 2.0 or later, Chrome version 1.2 or later; and

6.8 A printer if you want to print documents.

7. By signing this consent and engaging in an eClosing, you will demonstrate that you have hardware and software that meets the requirements described in paragraph 6.

I have read the information provided above and consent to conducting my eClosing by receiving disclosures using electronic records and electronically signing documents.

William E. Dean 06/18/2026		William E. Dean
Signer Signature	Dated	Print/Type Signer Name

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Proof

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1. You have the right to conduct your closing using paper documents. If you wish to do so, you should not sign this consent.

2. If you consent to conducting your closing electronically, you may request paper, or nonelectronic, copies of any of your eClosing documents by emailing the title/settlement/escrow agent or lender associated with your transaction, if they offer this service. Proof may also, if permitted by the applicable title/settlement/escrow agent or lender associated with your transaction, provide the ability to access, view, and print copies of your completed documents through your account. You can download and print these documents directly using the print function in your account. However, Proof does not guarantee that these documents will always be available for printing, as access is provided as a courtesy. You may request the deletion of certain documents, but if your request is fulfilled, you will no longer have electronic access to those documents or be able to download or print copies.

3. You can withdraw your consent to receive information electronically at any time by emailing us at support@proof.com or using the following link: https://www.proof.com/resources/econsent-withdrawal. If you withdraw your consent before your eClosing is complete, you will not be able to complete your closing using our platform. Proof will not charge you additional fees for withdrawing your consent, but the withdrawal could have a financial impact on you. For example, you could be charged for a rescheduled closing, your loan terms could change if certain documents expire, and if you are purchasing property, the seller may impose certain costs or cancel the sale.

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6.8 A printer if you want to print documents.

7. By signing this consent and engaging in an eClosing, you will demonstrate that you have hardware and software that meets the requirements described in paragraph 6.

I have read the information provided above and consent to conducting my eClosing by receiving disclosures using electronic records and electronically signing documents.

John Dougherty 06/19/2026

Signer Signature Dated

John Dougherty

Print/Type Signer Name

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Tennessee Certification of Electronic Document

I, Lynn Vaught, 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 6/18/26 (date of document).

L Vaught

Affiant Signature

6/24/26

Date

State of Tennessee

County of Rutherford

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



Notary Signature

My Commission Expires: 01-21-2029