Karen Johnson Davidson County
Batch# 1455535 DEEDQC
08/04/2026 10:22:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260804-0071559

Name and Address of New Owner:
William Eli Dean
1457 W Running Brook
Road Nashville TN. 37209

Send Tax Statements 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
File No.: MC-26060949

Map and Parcel: 072-14-0N-001.01 and 091-08-0-101.00

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, **Lucky Lands, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR has bargained and sold, and by these presents does transfer and convey unto **William Eli Dean**, hereinafter called the GRANTEE, his heirs and assigns, all of the interest in and to that 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 A 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 4 Belle Forrest Avenue, a Horizontal Property Regime, of record in Instrument Number 20240103-0000568, 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 Lucky Lands, LLC, a Tennessee limited liability company by Quitclaim Deed filed for record on August 30, 2024 in Instrument Number 20240830-0066839, of the Register's Office of Davidson County, Tennessee.

This is improved property known as: 4-A Belle Forrest Avenue, Nashville, TN 37206 and 1033 40th Avenue North, Nashville, TN 37209

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 27th day of July, 2026

Lucky Lands, LLC, a Tennessee limited liability company

BY: _____
William E. Dean, Member

BY: _____
John Dougherty, Member

State of Tennessee

County of Rutherford

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 Lucky Lands, LLC, a Tennessee limited liability company 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 a Member.

Witness my hand and seal this 27th of July, 2026.

_____
Notary Public
My Commission Expires: 12/02/28

TRICIA L. ORTIZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/02/2028
COUNTY OF RUTHERFORD

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 Lucky Lands, LLC, a Tennessee limited liability company 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 a Member.

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

_____
Notary Public
My Commission Expires: _____

WITNESS my hand this 29th day of July, 2026.

Lucky Lands, LLC, a Tennessee limited liability company

BY: _____
William E. Dean, Member

BY: John Dougherty
John Dougherty, Member

State of Tennessee

County of Rutherford

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 Lucky Lands, LLC, a Tennessee limited liability company 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 a Member.

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

_____
Notary Public
My Commission Expires: _____

State of Florida

County of Lee

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 Lucky Lands, LLC, a Tennessee limited liability company 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 a Member.

Witness my hand and seal this 29th of July, 2026.

Rik S McCoy
Notary Public
My Commission Expires: 07/22/2029

RIK S MCCOY
Notary Public - State of Florida
Commission # HH 694449
Expires on July 22, 2029

ID's Produced: Driver's License

Notarized remotely online using communication technology via Proof.

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.

Heather Lee
Affiant Signature

Subscribed and sworn to before me, this 30th day of July, 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.

John Dougherty 07/29/2026	John Dougherty
Signer Signature Dated	Print/Type Signer Name

CONFIDENTIAL. © 2026. Notarize, Inc. (dba Proof.com)

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 7/27/26 (date of document).

Affiant Signature

7/31/26
Date



State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 31st day of July, 2026.

Notary Signature

My Commission Expires: 01/21/2029