Prepared by: Dion Luke PO Box 280312 · Nashville TN 37228
New Owner: Bonadies Urban Development Trust
Send Tax bills to: Bonadies Urban Development Trust, PO Box 280312 Nashville, TN 37228

Parcel ID#: **34130422**
After Recording Return To:
Bonadies Urban Development Trust
PO Box 280312
Nashville, TN 37228

Karen Johnson Davidson County
Batch # 1455675 DEEDQC
08/04/2026 02:28:42 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260804-0071778

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS QUITCLAIM DEED is made this **22nd** day of **July 2026**, by and between

Dion Luke ,

(hereinafter referred to as "Grantor"), and

Bonadies Urban Development Trust, D. L. Luke, as Trustee,

a Land Trust (an executory trust); (hereinafter referred to as "Grantee"), shall have full Trustee powers and authority as described in the attached **Affidavit of Land Trust, Exhibit "A"**, made a part hereof by reference.

WITNESSETH:

The Grantor, for and in consideration of the sum of **TEN Dollars ($10.00)** and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, remises, releases, transfers and conveys to the Grantee, all that certain land situate in **Davidson County, State of Tennessee**, to wit:

As per attached Legal Description, Exhibit "B", made a part hereof by reference,

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

_____
Witness

Dion Luke (SEAL)
Grantor: Dion Luke

Sworn to and subscribed before me of even date.

STATE OF TENNESSEE

DAVIDSON COUNTY

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Dion Luke the bargainers, 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4 day of August, 2026

Com. Exp. March 9, 2027 Notary Public Carson L Price

CARSON L. PRICE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

© 1992-2021 Trust Associates – All Rights Reserved (Rev. 10/21) – Form LT-0420PD-TN-Auto

TAI

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration (or value, whichever is greater) for this transfer is $ 0.00.

D.L. Luke as Trustee

AFFIANT – D. L. Luke, as Trustee

STATE OF TENNESSEE

Davidson COUNTY

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named D.L. Luke the bargainers, 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4 day of August, 2026

Com. Exp. March 9, 2027 Notary Public Carson L Price

CARSON L. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF LAND TRUST – EXHIBIT "A"

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned authority, on this day personally appeared D. L. Luke, as Trustee, who being first duly sworn, deposes and says that:

1. **The following Trust is the subject of this Affidavit:**

   Bonadies Urban Development Trust, dated the 22nd day of July 2026

2. **The names of the currently acting Trustee is:**

   D. L. Luke, as Trustee

3. **The legal description of the real estate held by the Trust is:**

   See Exhibit B, attached to Exhibit A

4. **The Trust mailing address is:**

   PO Box 280312
   Nashville, TN 37228

5. **The Trust is currently in full force and effect.**

6. **The Trustee's powers, duties and responsibilities are as per the Declaration of Trust and Land Trust Agreement dated the 22nd day of July 2026, and the subsequent public records deed filing which shows the Trustee(s) name(s).**

7. **The signatory hereof is currently the acting Trustee of the Trust named herein.**

8. **The signatories hereof have been granted full power and authority under the Trust provisions to take the following action(s), to wit:** To purchase, improve, subdivide, manage and protect said real estate or any part thereof: to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to re-subdivide said real estate as often as desired: to contract: to: renovate, to repair, to sell: to grant options to purchase, to sell on any terms; to take back, foreclose and release mortgages; to convey either with or without consideration, to carry back financing: to convey said real estate or any part thereof to a successor or successors in trust, all of the title, estate, powers and authorities vested in said Trustee: to donate, dedicate, mortgage, pledge as collateral or otherwise encumber said real estate, or any part thereof, from time to time to contract to lease, or if required, to hire management for said real estate, or any part thereof, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter: and to grant options to lease, options to renew leases, options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present and future rentals: to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind; to release, convey or assign any right, title use or interest in or to said real estate or any part thereof; and to deal with said property and every part thereof in all other ways and for other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter, including filing lawsuits and hiring counsel.

9. **In no case** shall any party dealing with Trustee in relation to said real estate or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of said Trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease, management agreement or other instrument executed by Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in said Declaration of Trust and Land Trust Agreement and binding upon all beneficiaries thereunder, (c) that Trustee is duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, management agreement or other instrument, (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of the said predecessor in trust, and (e) Trustee is prohibited under the terms of the aforesaid Trust Agreement to reveal the terms and conditions of said Trust Agreement or the records of the Trust without express written authorization from the holder(s) of the power of direction of the Trust.

10. **Any contract**, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by the Trustee in the name of the then beneficiaries under said Trust Agreement, as their attorney in fact, hereby irrevocably appointed for such purpose, or, at the election of Trustee, in its own name as Trustee of an express trust and not individually and the Trustee has no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof, and all persons and corporations whomsoever shall be charged with notice of this condition from the date of the filing for

© 1992-2021 Trust Associates – All Rights Reserved (Rev. 10/21) – Form LT-04202PO-K – Auto

EXHIBIT "A" TO THE DECLARATION OF TRUST AND LAND TRUST AGREEMENT

This Exhibit is part of the Declaration of Trust and Land Trust Agreement dated the **22nd** day of **July 2026**, known as the **Bonadies Urban Development Trust**, under which **Dion L. Luke** is Trustee thereof.

Legal Description of Trust Asset

Lot 26 Blk A Eastlawn Book Plat 547, Page 153

Prior Instrument reference: 20240827-0065858

Being the same property deeded from Leon Luke by Quitclaim Deed to Dion Luke, dated May 30, 2025, of record date Aug. 29, 2025, instrument number 20250829-0069476, register's office, Davidson County, Tennessee.

© 1992-2021 Trust Associates – All Rights Reserved (Rev. 10/21) – Form LT-04202PO-J – Auto

EXHIBIT "B"
LEGAL DESCRIPTION

This Exhibit is part of that Warranty Deed dated the **22nd** day of **July 2026**, by and between **Dion Luke** , (hereinafter referred to as "Grantor"), and **Bonadies Urban Development Trust, D. L. Luke, as Trustee**, a Land Trust (an executory trust): (hereinafter referred to as "Grantee").

Legal Description of Property

Lot 26 Blk A Eastlawn Book Plat 547, Page 153

Prior Instrument reference: 20240827-0065858

Being the same property deeded from Leon Luke by Quitclaim Deed to Dion Luke, dated May 30, 2025, of record date Aug. 29, 2025, instrument number 20250829-0069476, register's office, Davidson County, Tennessee.

© 1992-2021 Trust Associates – All Rights Reserved (Rev. 10/21) – Form LT-04202PO-M – Auto