Karen Johnson Batch # 1465108 08/28/2026 11:19:58 AM Fees: $12.00 Taxes: $0.00 Davidson County DEEDQC 2 pgs 20260828-0079954	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$-0-** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF August 2026. Notary Public MY COMMISSION EXPIRES: 1/22/2030 (AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE LOUISE LAMPL MCLANE REVOCABLE LIVING TRUST	**SAME**	**126-16-0A-122-00-C0**
(NAME) **6848 Bridgewater Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Louise McLane, an unmarried woman,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Louise Lampl McLane, Trustee of THE LOUISE LAMPL MCLANE REVOCABLE LIVING TRUST, dtd 08/25/2026,** established by **The Trust Agreement of THE LOUISE LAMPL MCLANE REVOCABLE LIVING TRUST, dtd 08/25/2026,** as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 122 on the Final Plat of Riverwalk, Phase IA, Section 1 and Phase IB, Section l, of record in Instrument No. 20011026-0117231 Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to Lucky Black Dog Properties, a Florida Limited Liability Company by Quitclaim Deed from William E. Smith, Jr unmarried of record in Instrument No. 20241210-0095796 Register's Office for Davidson County, Tennessee, dated December 06 ,2024 and recorded on December 10, 2024.

Further being the same property conveyed to Louise McLane, an unmarried woman, from Lucky Black Dog Properties, LLC, a Florida Limited Liability Company, by Warranty Deed dated June 27, 2025, of record in Instrument No. 20250630-0051333, Register's Office for Davidson County, Tennessee.
The said Louise McLane and Louise Lampl McLane are one in the same person for purposes of this transaction.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on die plan of record; (6) All applicable governmental and zoning regulations.

Unimproved ( )
This is improved (X) property, known as: **6848 Bridgewater Drive, Nashville, TN 37221**

Witness our hands, this the 25th day of August, 2026.

Louise McLane
Louise McLane

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Louise McLane** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 25th day of August, **2026.**

My Commission Expires: 1/22/2030

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030