Karen Johnson Davidson County
Batch # 1469629 DEEDQC
09/08/2026 09:44:17 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260908-0082877

PREPARED BY:
WHEN RECORDED RETURN TO:
ANDERSON BUSINESS ADVISORS, PLLC
732 BROADWAY, SUITE 201
TACOMA, WASHINGTON 98402

MAIL ALL TAX STATEMENTS TO:
101 ARTIE LEE LANE TRUST
3225 MCLEOD DRIVE, SUITE 777
LAS VEGAS, NEVADA 89121

This space reserved for Recorder's use

PARCEL # 188 10 0A 263.00

QUITCLAIM DEED
TCA 67-4-409(a)(D)
(NO TAX DUE)

FOR AND IN CONSIDERATION of the sum of Zero and no/100 Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Douglas Patrick Reilly**, a single man, do hereby quitclaim and convey unto, **101 Artie Lee Lane Trust, dated July 13, 2026, Carter Coons, Esq., Trustee, which designation shall include all successors in interest as Trustee**, its successors, and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, State of Tennessee and described as follows:

Legal description and Subject to: attached hereto as Exhibit "A" and incorporated herein by this reference.

Being the same property conveyed to Douglas Patrick Reilly from REGENT HOMES, LLC by Warranty Deed dated January 19, 2022, recorded on January 21, 2022, as Instrument Number 20220121-0008235 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 101 Artie Lee Lane, Nolensville, Tennessee 37135

IN TESTIMONY WHEREOF I have hereunto set my hand this 11 day of August, 2026

Douglas Patrick Reilly

Acknowledgment

State of Tennessee)
) ss.
County of Davidson)

On August 11th, 2026, before me, Brock Lompart, a Notary Public, personally appeared, Douglas Patrick Reilly, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, sworn to and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

BROCK LOMPART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Signature of Notary Public

Brock Lompart
Notary Printed Name

My Commission Expires: 11/8/2028

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

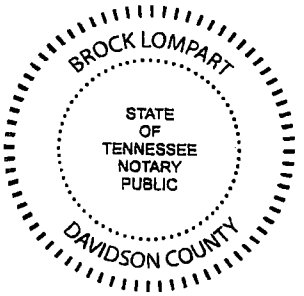
Douglas Patrick Reilly, Affiant

Acknowledgment

State of Tennessee)
) ss.
County of Davidson)

On August 11th, 2026, before me, Brock Lompart, a Notary Public, personally appeared, Douglas Patrick Reilly, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, sworn to and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Signature of Notary Public

Brock Lompart
Notary Printed Name
My Commission Expires: 11/8/2028

The following information is not a part of this Deed:

Property Address:	**101 Artie Lee Lane** **Nolensville, Tennessee 37135**
Owner's Name and Address:	**101 Artie Lee Lane Trust** **3225 McLeod Drive, Suite 777** **Las Vegas, Nevada 89121**
Parcel Number:	**188 10 0A 263.00**
Mail Tax Bills to:	**101 Artie Lee Lane Trust** **3225 McLeod Drive, Suite 777** **Las Vegas, Nevada 89121**

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 263 on the Plan of Carothers Crossing, Phase 7, Section 1B of record in Plat at Instrument No. 20200910-0103222, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

The conveyance of the above-described parcel of land is subject to the following:

1. **2022 property taxes which have been prorated by the parties and assumed by the Grantee.**
2. **Subject to all matters shown on the Plan of record as Instrument No. 20200910-0103222, Register's Office of Davidson County, Tennessee.**
3. **Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Master Restrictions in Instrument No.20070627- 0076581, amended in Instrument No.20070821-0099817, Instrument No.20070921-0099818, Instrument No.20080515-0049892, Instrument No. 20080515-0049893, Instrument No. 20171002-0100689, corrected in Instrument No.20171220-0129697 and Instrument No.20180125-0008094, in the Register's Office for Davidson County, Tennessee.. DCCR's in Instrument No.20070627-0076582, amended in Instrument No.20070821-0099817, Instrument No.20070821-0099818, Instrument No.20080515-0049894, Instrument No.20171002-0100688, Instrument No.20190321-0025836, and supplemented in Instrument No. 20210625-0086747, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.**
4. **Assignment of Declarants Rights of record in Instrument No. 20171002-0100690, in the Register's Office for Davidson County, Tennessee.**
5. **Quitclaim Deed of Common Areas to Homeowners Association of record in Instrument No. 20180719-0070522, in the Register's Office for Davidson County, Tennessee.**
6. **Parking and Maintenance Easement of record in Instrument No. 20180719-0070523, in the Register's Office for Davidson County, Tennessee.**
7. **Charter for Homeowners Association of record in Instrument No. 20070307-0027908, in the Register's Office for Davidson County, Tennessee.**
8. **Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20070711-0082648 and Instrument No. 20070810-0095900, in the Register's Office for Davidson County, Tennessee.**
9. **Easement and Memorandum Agreement of record in Instrument No. 20070123-00009057 and Assignment of Easement in Instrument No. 20140827-0078032, in the Register's Office for Davidson County, Tennessee.**
10. **Access Drainage, Utility and Pedestrian Easement of record in Instrument No. 20070119-0007972, in the Register's Office for Davidson County, Tennessee.**
11. **Right of Way for Public Roadway of record in Instrument No. 20070511-0056717, Instrument No.20070511-0056718 and Instrument No. 20070511-0056719, in the Register's Office for Davidson County, Tennessee.**
12. **Reservations contained in Deed of record in Instrument No. 20170628-0065119, in the Register's Office for Davidson County, Tennessee.**

13. **Restrictions for Storm Water Facilities and Systems of record in Instrument No. 20190508-0043213, in the Register's Office for Davidson County, Tennessee.**
14. **Sewer Line Easement of record in Book 9975, Page 541 and Instrument No. 20170302-0020826, in the Register's Office for Davidson County, Tennessee.**
15. **Easement to Colonial Pipeline Co. of record in Book 3578, Page 491, Book 3611, Page 195 and Book 4588, Page 484, in the Register's Office for Davidson County, Tennessee.**
16. **Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and right of ways for public utilities applicable to this property.**