Karen Johnson Davidson County
Batch# 767704 DEEDQC
12/06/2021 08:41:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20211206-0161111

Commitment Number: TN21105827

After Recording, Send To:
**Boston National Title Agency**
**400 Rouser Rd #500**
**Coraopolis PA 15108**

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. File Number: TN21105827.

**New Property Owner/Mail Tax Statements To:**
**Windsor Enterprises, LLC**, 217 Prince Ave., Nashville, TN., 37207

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**071-07-0-113-00**

## QUITCLAIM DEED

**Rodney Williams** and **Adrianne Williams**, husband and wife, hereinafter grantors, whose tax-mailing address is **217 Prince Ave., Nashville, TN 37207**, for $1.00 (One Dollar and Zero Cents) **grants** to **Windsor Enterprises, LLC**, hereinafter grantee, whose tax mailing address is **217 Prince Ave., Nashville, TN 37207**, the following real property:

**All certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: Land in Davidson County, Tennessee described as follows: Being Lot No. 2 on the RESUBDIVISION OF PARTS OF LOTS 44 and 71, on the Map of J.B. HAYNIE'S ORIENTAL SUBDIVISION, of record in Plat Book 5190, page 704, Register's Office for Davidson County, Tennessee, to which reference is hereby made fora complete and accurate description thereof.**

**Property Address is: 217 Prince Ave., Nashville, TN 37207**

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument No. 20010515-0050185 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 071-07-0-113-00

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on October 29, 2021:

Adrianne Williams

**Adrianne Williams**

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on October 29, 2021 by **Adrianne Williams** who are personally known to me or have produced Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Neco Thompson
Notary Public

NECO THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires
May 5, 2025

Executed by the undersigned on October 29, 2021:

Rodney Williams

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on October 29, 2021 by **Rodney Williams** who are personally known to me or have produced **drivers license** as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Ella K. Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**Commission Expires: 7/9/2024**

Maximum principal indebtedness for Tennessee recording tax purposes is **0**.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$1.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 29th day of October, 2021.

NECO THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 5, 2025

(Seal)

Adrianne Williams
Affiant

Adrianne Williams
Print Name

Neco Thompson
Notary Public

My commission expires:

05/05/2025

Neco Thompson
Print Name

Maximum principal indebtedness for Tennessee recording tax purposes is **0**.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$1.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 29 day of October, 2021.

Rodney Hill
Affiant

Rodney Williams
Print Name

(Seal)

Ella K. Butler
Notary Public

My commission expires:

07/09/2024

Ella K. Butler
Print Name

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

# True Copy Certification
# State of Tennessee

I, AARON AVERY, do hereby make oath that I am a licensed attorney and/or 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 **10-29-2021** .

Affiant Signature

**10-29-2021**

Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this **29th** day of **October**, 20**21**.

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

(seal)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462