Karen Johnson Davidson County
Batch# 812032 DEEDQC
02/25/2022 03:09:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20220225-0021853

Commitment Number: TN21105826

After Recording, Send To:
Boston National Title Agency LLC
400 Rouser Road, Suite 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: TN21105826.

New Property Owner/Mail Tax Statements To:
Windsor Enterprises, LLC, 4114 Hunting Dr., Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
086-10-0-083-00

QUITCLAIM DEED

Rodney W. Williams and **Adrianne D. Williams**, husband and wife, hereinafter grantors, whose tax-mailing address is **4114 Hunting Dr., Hermitage, TN 37076**, for $1.00 (One Dollar and Zero Cents) to **Windsor Enterprises, LLC**, hereinafter grantee, whose tax mailing address is **4114 Hunting Dr., Hermitage, TN 37076**, the following real property:

All that certain tract or parcel of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit: Being Lot No. 69-B on the Zone lot Division of Lots 26, 27 and 69 Chapelwood, Section 2, of record in Plat Book 5200, Page 715, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
Property Address is: 4114 Hunting Dr., Hermitage, TN 37076

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a

Warranty Deed recorded at Instrument No. 20010926-0104276 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 086-10-0/083-00

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 NOV 5, 2021:

Rodney W. Williams

Rodney W. Williams

~~**Adrianne D. Williams**~~

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on NOV 5, 2021 by **Rodney W. Williams** ~~and **Adrianne D. Williams**~~ who are personally known to me or have produced DRIVERS LIC 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.

Notary Public

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expires 3/7/2023

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,

Subscribed and sworn to before me

This 5 day of NOV, 2021

Affiant

Rodney Williams
Print Name

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

Notary Public

My commission expires:
3/7/23

MARK GROLL
Rodney Williams
Print Name

Executed by the undersigned on November 7th, 2021:

Rodney W. Williams

Adrianne D. Williams

Adrianne D. Williams

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 7th TR, 2021 by ~~**Rodney W. Williams**~~ and **Adrianne D. 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.

TONIKA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

Tonika Robinson
Notary Public

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(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, 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 7th day of November, 2021.

TONIKA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

(Seal)

Adrianne D Williams
Affiant

Adrianne D. Williams
Print Name

Tonika Robinson
Notary Public

My commission expires:
07/03/2023

Tonika Robinson
Print Name

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 **11-5-2021** .

Affiant Signature

11-5-2021

Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this **5th** day of **November**, 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