Karen Johnson Davidson County
Batch# 817099 DEEDQC
03/08/2022 09:05:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220308-0026054

Commitment Number: TN21104939

After Recording, Send To:
Boston National Title Agency
400 Rouser Rd suite 500
Coraopolis PA 15108 c/o Simplifile

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: TN21104939.

New Property Owner/Mail Tax Statements To:
Windsor Enterprises, LLC., 2973 Cherry Hills Dr., Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
156-06-0-030.00

QUITCLAIM DEED

Rodney Williams, **married to Adrienne Williams** hereinafter grantor, whose tax-mailing address is **2973 Cherry Hills Dr., Antioch, TN 37013**, for $1.00 (One Dollar and Zero Cents) ~~in consideration paid, grants with covenants of limited warranty~~ to **Windsor Enterprises, LLC**, hereinafter grantee, whose tax mailing address is **2973 Cherry Hills Dr., Antioch, TN 37013**, the following real property:

THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 ON THE PLAN OF PERCY PRIEST MEADOWS, SECTION 1, OF RECORD IN PLAT BOOK 4675, PAGE 110, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF SAID LOT. LOT NO. 8 FRONTS 78 FEET ON THE SOUTHWESTERLY SIDE OF CHERRY HILLS DRIVE AND EXTENDS BACK 174.55 FEET ON THE NORTHWESTERLY LINE AND 169.93 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE MEASURING 66.57 FEET

THEREON. Tax ID: 150 06 0 030.00
Property Address is: 2973 Cherry Hills Dr., Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Quitclaim Deed recorded at Instrument No. 20070716-0084376 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 156-06-0-030.00

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 September 10, 2021:

Rodney Williams

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on September 10, 2021 by **Rodney Williams** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her 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:
07/09/2024

Executed by the undersigned on October 7, 2021:

Adrianne Williams

Adrianne Williams

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on October 7, 2021 by **Adrianne Williams** who is personally known to me or has produced TN Driver Lic as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her 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
COUNTY OF DAVIDSON

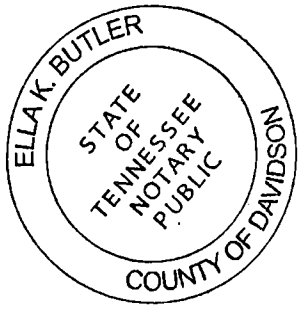
Commission Expires:
07/09/2024

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**

Subscribed and sworn to before me

This 7 day of October, 2021.



(Seal)

Adrianne Williams
Affiant

Adrianne Williams
Print Name

Ella K. Butler
Notary Public

My commission expires:

07/09/2024

Ella K. Butler
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 **9/10/21** .

Affiant Signature

9/10/21
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this **10th** day of **September**, 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