Karen Johnson Davidson County
Batch# 950955 DEEDQC
12/13/2022 02:24:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221213-0129347

This Instrument is Prepared By:
James W. Cobb, Esq.
Cobb Law Group, LP
131 Walton Ferry Road, Suite 11
Hendersonville, TN 37075
615-649-0049
No title search performed

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
224 Harris Street, LLC **224 Harris Street** **Madison, TN 37115**	**Jomelia Duke Chenault** **418 E. Main St.,** **Hendersonville, TN 37075**	**52 034.00**

THIS INSTRUMENT, made and entered into this 13 day of December 2022, by and between **Charles C. Chenault, III and Rodney Duke Chenault, successor co-trustees, under The Charles C. Chenault, Jr., Family Trust, dated January 23, 2014, successor trust to the Charles C. Chenault, Jr., Revocable Living Trust, dated July 28, 2011** *("Grantors")*, and **224 Harris Street, LLC, Protected Series of CND, LLC, a Tennessee Series Limited Liability Company** *("Grantee")*;

FOR AND IN CONSIDERATION of Ten Dollars and 00/100 ($10.00), the receipt of which is hereby acknowledged, the undersigned, Grantors, convey and quitclaim all of their interest and all of their rights, title and interests, marital or otherwise, in and to the following parcel of described real estate, in Davidson County, State of Tennessee, to wit:

> Land in Davidson County, State of Tennessee, being Lot No. 36, of Block B on the Map of Crittenden Estates, of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 26 fronts 50 feet, more or less, on the South side of Harris Street and runs back between lines 174 feet on the East line and 188 feet on the West line, to a dead line, on which it measures 50 feet.
>
> Being the same property conveyed to Charles C. Chenault, III and Rodney Duke Chenault, successor co-trustees, under The Charles C. Chenault, Jr., Family Trust, dated January 23, 2014, successor trust to the Charles C. Chenault, Jr. Revocable Living Trust, dated July 28, 2011, from Charles C. Chenault, III and Rodney Duke Chenault, Co-Executors of the Estate of Charles C. Chenault, Jr., by Executors' Quitclaim Deed dated January 21, 2017, and recorded January 27, 2017, of record in Instrument Number 20170127-0008791, Register's Office for Davidson County, Tennessee.

This is improved property known as **224 Harris Street, Madison, Tennessee 37115.**

And now, Grantors, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey *all of* their property interest into **224 Harris Street, LLC, Protected Series of CND, LLC, a Tennessee Series Limited Liability Company.** The same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantors, **Charles C. Chenault, III, and Rodney Duke Chenault, as successor co-Trustees under The Charles C. Chenault, Jr., Family Trust, dated January 23, 2014, successor trust to the Charles C. Chenault, Jr., Revocable Living Trust, dated July 28, 2011,** has hereunto set their hand on this the 13 day of December 2022.

Charles C. Chenault, III

Charles C. Chenault, III, co-successor trustee, under The Charles C. Chenault, Jr., Family Trust, dated January 23, 2014, successor trust to the Charles C. Chenault, Jr., Revocable Living Trust, dated July 28, 2011, *Grantor*

Rodney Duke Chenault

Rodney Duke Chenault, co-successor trustee, under The Charles C. Chenault, Jr., Family Trust, dated January 23, 2014, successor trust to the Charles C. Chenault, Jr., Revocable Living Trust, dated July 28, 2011, *Grantor*

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Charles C. Chenault, III, and Rodney Duke Chenault, as successor co-Trustees under The Charles C. Chenault, Jr., Family Trust, dated January 23, 2014, successor trust to the Charles C. Chenault, Jr., Revocable Living Trust, dated July 28, 2011,** the Grantors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee this 13 day of December 2022.

Kaitlin C

Notary Public

My Commission Expires: 01-31-2024

KAITLIN CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

STATE OF TENNESSEE)
COUNTY OF Sumner)

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for the transfer is $10.00.

Jomelia Duke Chenault, by Candas C. Ellithorpe, POA

Affiant/Grantee: **JOMELIA DUKE CHENAULT, as authorized agent for 224 Harris Street, LLC, Protected Series of CND, LLC, by Candas C. Ellithorpe, as Power of Attorney, *Grantee***

Subscribed and sworn to before me this 13 day of December 2022.

Kaitlin C

Notary Public

My Commission Expires: 01-31-2024

KAITLIN CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

Tennessee Certification of Electronic Document

I, James W. Cobb, 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 12/13/2022 (date of document).

Affiant Signature

12/13/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 13 day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12-17-24

NOTARY'S SEAL

JOSEPH C JEFFERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-17-2024