Karen Johnson Davidson County
Batch# 965547 DEEDQC
01/30/2023 11:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230130-0006789

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: QTN-12447-2023

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $. 0.00 James Dillard AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of Jan 2023 Elaine McGinnis NOTARY PUBLIC My commission expires: 5-7-24

ELAINE McGINNIS STATE OF TENNESSEE NOTARY PUBLIC NOTARY AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Dillard and Cynthia A. Babin 2151 Chadwell Retreat Dr. Nashville, TN 37115	Same as Address of New Owner	051-02-0A-035-00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Chadwell Retreat, LLC, a Tennessee Limited Liability Company** , hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **James W. Dillard and Cynthia A. Babin** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 35A, on the plan of Chadwell Retreat Townhomes, a Planned Unit Development, filed as Exhibit to and established by Master Deed of record in Instrument No. 20080702-0068253, amended in Instrument No. 20080924-0097122, Instrument No. 20170515-0048041, Instrument No. 20180419-0036911 and Instrument No. 20190502-0040804, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being part of the same property conveyed to Chadwell Retreat, LLC, a Tennessee Limited Liability Company from James W. Dillard, by Quitclaim Deed dated 10/22/2007 and recorded 10/24/2007 in Instrument No. 20071024-0125575, Register's Office of said County.

Being part of the same property conveyed to James W. Dillard from Dillard Holdings, LLC, by Warranty Deed dated 04/11/2007 and recorded 04/12/2007 in Instrument No. 20070412-0044319, Register's Office of said County.

WITNESS MY HAND, this 18th day of January 2023

GRANTOR

Chadwell Retreat, LLC

Danny Roark

Danny Roark, Member

James Dillard

James Dillard, Member

STATE OF TENNESSEE
COUNTY OF **Davidson**

Personally appeared before me, a Notary Public, of said County and State, **Danny Roark and James Dillard,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of **Chadwell Retreat, LLC**, the within named bargainor and that they as such Members, executed the foregoing instrument for the purposes therein contained by signing the name of Chadwell Retreat, LLC by themselves as, Members on behalf of Chadwell Retreat, LLC.

WITNESS my hand and seal, this 18th day of January 2023

ELAINE McGINNIS STATE OF TENNESSEE NOTARY PUBLIC NOTARY AT LARGE DAVIDSON COUNTY

Elaine McGinnis
Notary Public

Elaine McGinnis
Printed Notary Name

My commission expires: 5-7-2024

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 1/18/23 (date of document).

Jennifer L. Pennell

1/30/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30 day of January, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

