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

Karen Johnson Davidson County
Batch# 969030 DEEDQC
02/08/2023 02:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230208-0009322

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

$0.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

James W. Dillard

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of January, 2023

Elaine McGinnis

NOTARY PUBLIC

My commission expires: 5-7-24

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

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 **2153 Chadwell Retreat Dr** **Madison, TN 37115**	Same as Address of New Owner	051-02-0A-048-00

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. 35B, 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 a portion of the same property conveyed to Chadwell Retreat, LLC, a Tennessee limited liability company, from James W. Dillard by Quitclaim Deed dated October 22, 2007 and recorded October 24, 2007 in Instrument #20071024-0125575, said Register's Office.

Being a portion of the same property conveyed to James W. Dillard from Dillard Holdings, LLC, by Warranty Deed dated April 11, 2007 and recorded April 12, 2007 in Instrument #20070412-0044319, said Register's Office.

GRANTOR

Chadwell Retreat, LLC

Danny Roark, Member

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 27th day of January, 2023.

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

Notary Public

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 1/27/23 (date of document).

Jennifer L. Pennell

2/6/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6 day of February, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024