RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-13582-2023

Karen Johnson Davidson County
Batch# 991871 DEEDWARR
04/13/2023 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20230413-0027301

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 day of April, 2023

NOTARY PUBLIC

My commission expires:

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

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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derrek Hardy 2153 Chadwell Retreat Dr Madison, TN 37115	Same address as new owner	051-02-0A-048-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THIRTY FIVE THOUSAND AND 00/100 Dollars ($435,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES W. DILLARD, AN UNMARRIED MAN, AND CYNTHIA A. BABIN, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DERREK HARDY**, 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 #20080702-0068253, as amended in Instrument #20080924-0097122, in Instrument #20170515-0048041, in Instrument #20180419-0036911, in Instrument #20190502-0040804, and in Instrument #20230118-0004095, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James W. Dillard and Cynthia A. Babin, from Chadwell Retreat, LLC, a Tennessee limited liability company, by Quitclaim Deed January 27, 2023 and recorded February 8, 2023 in Instrument #20230208-0009322, said Register's Office.

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.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved ___ improved property, known as: 2153 Chadwell Retreat Drive, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 5th day of April, 2023

GRANTOR(S)

James W. Dillard

James W. Dillard

Cynthia A. Babin

Cynthia A. Babin

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, James W. Dillard, an unmarried man, and Cynthia A. Babin, an unmarried woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 5 day of April, 2023.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Notary Public

Jennifer L. Pennell

Printed Notary Name

My commission expires: _____

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 4/5/23 (date of document).

Jennifer L. Pennell

4/13/23

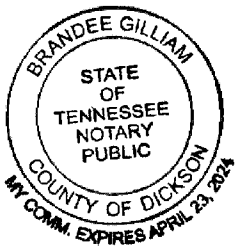
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13 day of April, 2023.

Notary's Signature

My Commission Expires: _____



Notary's Seal