Karen Johnson Davidson County
Batch# 1002458 DEEDWARR
05/12/2023 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20230512-0035383

WARRANTY DEED

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~10TH~~ 11th DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/21/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
C&J Ventures, LLC	SAME AS NEW OWNER	051-02-0A-049-00
(NAME)	(NAME)	
296 Lake Terrace		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ***Chadwell Retreat, LLC, a Tennessee Limited Liability Company***, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto ***C&J Ventures, LLC***, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 36B, 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, amended in Instrument 20080924-0097122, Instrument 20170515-0048041, Instrument 20184190-0036911 and Instrument 20190502-0040804, Instrument No. 202301180004095 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 James W. Dillard by Warranty Deed from Dillard Holding, LLC, dated 04/11/2007 and recorded 04/12/2007, of record in Instrument 200704120044319, Register's Office for Davidson County, Tennessee; and further being part of the same property conveyed to Chadwell Retreat, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from James W. Dillard, dated 10/22/2007 and recorded 10/24/2007, of record in Instrument 200710240125575, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2157 Chadwell Retreat Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 10th day of May, 2023.

Chadwell Retreat, LLC

By: _____
Danny Roark, President

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Danny Roark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the President/Authorized Agent for Chadwell Retreat, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of May, 2023.

_____
Notary Public:
My Commission Expires: 3.8.2025



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/10/2023 (date of document).

Jennifer Russell
Affiant Signature

5/11/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 11 day of May 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

