Karen Johnson Davidson County
Batch# 1006435 DEEDWARR
05/23/2023 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,627.63
20230523-0038753

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd., Suite 203
Franklin, Tennessee 37069
File No.: QTN-13921-2023

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of MAY, 2023.

NOTARY PUBLIC

My commission expires: _____

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
Tayana L. Hardin 2151 Chadwell Retreat Drive Madison, TN 37115	Same address as new owner	051-02-0A-035-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THIRTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($439,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, 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 Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **TAYANA L. HARDIN, AN UNMARRIED WOMAN**, hereinafter called the Grantee, her 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 the same property conveyed to James W. Dillard and Cynthia A. Babin from Chadwell Retreat, LLC, a Tennessee limited liability company, by Quitclaim Deed dated January 18, 2023 and recorded January 30, 2021 in Instrument #20230130-0006789, said Register's Office.

This conveyance is made subject to all matters as shown 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; to any and all restrictive covenants and/or easements 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 improved property known as: 2151 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, her heirs and assigns, forever.

The undersigned covenant with the said Grantee 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 payment thereof will be the responsibility of the Grantee.

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, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 19th day of May, 2023.

GRANTORS:

James W. Dillard

James W. Dillard

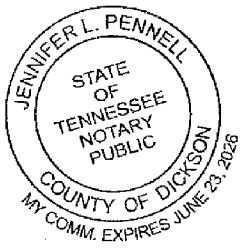
Cynthia A. Babin

Cynthia A. Babin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, James W. Dillard and Cynthia A. Babin, 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 19th day of May, 2023.



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 5/19/23 (date of document).

Jennifer L. Pennell

5/23/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23 day of May, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

