WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $360,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 05/25/2023. NOTARY PUBLIC MY COMMISSION EXPIRES 11-21-26

Karen Johnson Davidson County
Batch# 1008498 DEEDWARR
05/26/2023 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20230526-0040087

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3589

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
George Edward McCaig and William Leslie	Same	051-02-0A-019-00
2009 Chadwell Overlook Drive		
Madison, TN 37115		

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,

Wayne G. Styck and Vickie J. Styck, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George Edward McCaig, a married man and William Leslie, a married man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain **condominium** located in Davidson County, Tennessee, being Unit No. 19 of Chadwell Retreat Townhomes, a Condominium Development established pursuant to the provision of the **Tennessee** Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Chadwell Retreat Townhomes of record in Instrument Number 20080702-0068253, amended in Instrument Number 20080924-0097122, Instrument Number 20170515-0048041, **Instrument** Number 20180419-0036911, Instrument Number 20190502-0040804 and Instrument Number 20230118-0004095, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land **embracing** the regime and buildings thereof; said Unit being depicted on Exhibit A-2 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit A-1 to said Master Deed.

Being the same property conveyed to Ryan J. Styck, a married man by Warranty Deed from Katherine Burns, an unmarried woman of record in Instrument No. 20180423-0038034 Register's Office for Davidson County, Tennessee, dated April 20, 2018 and recorded on April 23, 2018.

Being the same **property** conveyed to Ryan J. Styck, an unmarried man by Quitclaim Deed from Ryan J. Styck, a married man of record as Instrument Number 20210505-0059994, Register's Office for Davidson County, Tennessee, dated April 22, 2021 and recorded on May 5, 2021.

Ryan J. Styck having died intestate on September 9, 2022, his interest in said property vesting in his heirs at law: Wayne G. Styck and Vickie J. Styck as shown in probate of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 22P1742.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2009 Chadwell Overlook Drive Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their heirs and 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.

Witness my hand on May ____, 2023.

Wayne G. Styck by Vickie J. Styck, his Attorney-In-Fact

Wayne G. Styck by Vickie J. Styck, his Attorney-In-Fact

Vickie J. Styck

Vickie J. Styck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Vickie J. Styck,** with whom I am **personally acquainted (or who proved to me her identity on the** basis of satisfactory evidence), and who, upon oath, **acknowledged that she executed the within instrument on behalf** of Wayne G. Styck, for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Wayne G. Styck, and is authorized by Wayne G. Styck, to execute this instrument on his behalf.

Witness my hand and official seal, this _____ day of May, 2023.

My Commission Expires: 09/20/25 NOTARY PUBLIC

RYAN J. ALSPAUGH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Vickie J. Styck, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this May _____, 2023.

Notary Public

My Commission Expires: 09/20/2025

RYAN J. ALSPAUGH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

File #: 2023-3589

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 25, 2023.

J. Carlton Drumwright

May 25, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 25, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY