WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ 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 11TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/11/2026

(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
Bianca Auletta	NEW OWNER	051-02-0A-036-00
(NAME) 2155 Chadwell Retreat Drive	(NAME) 2155 CHADWELL RETREAT DR	
(ADDRESS) Madison, TN 37115	(ADDRESS) MADISON, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1025237 DEEDWARR
07/12/2023 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,627.63
20230712-0053255

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, **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 **Bianca Auletta, an unmarried woman**, 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. 36A, 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. 20184190-0036911 and Instrument No. 20190502-0040804, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being part of the same property conveyed to James W. Dillard by Warranty Deed from Dillard Holdings, LLC, dated 04/11/2007, of record in Instrument No. 20070412-0044319, Register's Office for Davidson County, Tennessee.

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, of record in Instrument No. 20071024-0125575, 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 ☒ 2155 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 11th day of July, 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 himslef to be the President of Chadwell Retreat, LLC, the within named bargainor, a Tennessee Limited Liability Company, and as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of July, 2023.

_____
Notary Public:
My Commission Expires: 3.8.25

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

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

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **July 11, 2023**.

Date

Affiant Signature

July 12, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **12** day of **July**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)