Karen Johnson Davidson County
Batch# 1034335 **DEEDWARR**
08/03/2023 12 25 05 PM 2 pgs
Fees $13 00 Taxes $1,998 00

20230803-0060097

STATE OF ~~TENNESSEE~~ ILLINOIS
COUNTY OF ~~DAVIDSON~~ WINNEBAGO
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 540,000 00

Daniel J. McQuillan Susan C McQuillan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2023

Notary Public

MY COMMISSION EXPIRES 9-24-2025

(AFFIX SEAL)
OFFICIAL SEAL
TIMOTHY A FRENCH
Notary Public • State of Illinois
My Commission Expires September 24, 2025

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Claire Matthews	New Owner	082-13-0A-020-00CO
(NAME) 1022 9th Avenue North	(NAME)	
(ADDRESS) Nashville TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DANIEL J. MCQUILLAN AND SUSAN C. MCQUILLAN, TRUSTEES OF THE DANIEL J. MCQUILLAN TRUST DATED SEPTEMBER 17, 2001,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CLAIRE MATTHEWS, single

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. E-5, Row 8.9 Condominiums, as shown on plat of the Resubdivision of Lot 1 of a portion of Lots No. 5 & 93 of Balch & Whiteside's Addition to Nashville of record in Instrument No. 20020718-0086526, Register's Office for Davidson County, Tennessee; described in the Master Deed and By-Laws of record as Instrument No. 20011121-0128062, amended in Instrument No. 20021212-0153656, Register's Office for Davidson County.

Daniel J. McQuillan and Susan C. McQuillan, Trustees of The Daniel J. McQuillan Trust dated September 17, 2001

Being the same property conveyed to Daniel J. McQuillan and Susan C. McQuillan, Trustees of The Daniel J. McQuillan Trust dated September 17, 2001 by Deed dated June 16, 2015 from Lee Casson, recorded June 25, 2015, in Instrument Number 20150625-0060985, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 1022 9th Avenue North, Nashville, TN 37208

LT&E File #20267

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, their heirs and assigns forever; and we do covenant with 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 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 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/our hand(s) this 31st day of July, 2023

The Daniel J McQuillan Trust dated September 17, 2001

By: Daniel J McQuillan, trustee
Daniel J. McQuillan, Trustee

By: Susan C McQuillan, trustee
Susan C. McQuillan, Trustee

STATE OF ILLINOIS
COUNTY OF WINNEBAGO

Personally appeared before me, the undersigned, a notary public in and for said State and County, **Daniel J. McQuillan and Susan C. McQuillan,** the bargainor(s), 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 acting the Trustee(s) of **The Daniel J. McQuillan Trust dated September 17, 2001**, with the authority to transfer and convey by themselves as the Trustee(s) under the said **The Daniel J. McQuillan Trust dated September 17, 2001.**

Witness my hand and official seal this 31st day of July, 2023.

Notary Public
My Commission expires: 9-24-2025

OFFICIAL SEAL
TIMOTHY A. FRENCH
Notary Public • State of Illinois
My Commission Expires September 24, 2025

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. G-P-23-1022

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #