QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JUNE 2024.

Notary Public

MY COMMISSION EXPIRES: 5/9/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
BROKENROAD REMODELING, LLC	**Same**	
(NAME) **154 S. WASHINGTON ST**	(NAME)	**091-16-0-094.00**
(ADDRESS) **CARPENTERSVILLE, IL 60110**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1142475 DEEDQC
06/03/2024 03:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240603-0041350

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **JOHN ADAM CHENAULT, TRUSTEE, OF THE SURVIVOR'S TRUST CREATED BY THE CHENAULT LIVING TRUST DATED DECEMBER 30, 1997, AND, AMENDED JULY 18, 2006,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **BROKENROAD REMODELING, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY,** ("GRANTEE") HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 407 AND THE EASTERLY 10 FEET OF LOT NO. 409 OF BLOCK NO. 19 ON THE PLAN OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, AS OF RECORD IN PLAT BOOK 57, PAGE 103, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 407 AND PART OF LOT NO. 409 FRONT TOGETHER 60 FEET ON THE NORTHERLY SIDE OF NEVADA, FORMERLY THIRD AVENUE, AND RUN BACK BETWEEN PARALLEL LINES 180 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO NANCY ALLEN BY QUITCLAIM DEED FROM NANCY ALLEN CLANTON OF RECORD IN INSTRUMENT NO. 20211220-0167863 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 2, 2019 AND RECORDED ON DECEMBER 20, 2021.

BEING THE SAME PROPERTY CONVEYED TO THE SURVIVOR'S TRUST CREATED BY THE CHENAULT LIVING TRUST DATED DECEMBER 30, 1997, AND, AMENDED JULY 18, 2006 BY WARRANTY DEED FROM NANCY ALLEN, UNMARRIED OF RECORD IN INSTRUMENT NO. 20231213-0095996 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 08, 2023 AND RECORDED ON DECEMBER 13, 2023.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness our hands this the 31 day of MAY 2024.

THE SURVIVOR'S TRUST
CREATED BY THE CHENAULT LIVING TRUST
DATED DECEMBER 30, 1997,
AND, AMENDED JULY 18, 2006

BY: JOHN ADAM CHENAULT, TRUSTEE

STATE OF IL
COUNTY OF Kane

On this 14th day of June, 2024, before me personally appeared **John Adam Chenault**, Trustee of The Survivor's Trust created by the Chenault Living Trust dated December 30, 1997, and amended July 18, 2006, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31 day of MAY 2024.

Notary Signature

My commission expires:

OFFICIAL SEAL
D MICHELE PATTERSON
Notary Public, State of Illinois
Commission No. 976480
My Commission Expires August 10, 2027

Certificate of Authenticity

I, Elizabeth Yerger, 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 31, 2024**.

Affiant Signature

June 3, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

3rd day of **June**, 20**24**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

