Karen Johnson Davidson County
Batch# 1172295 DEEDQC
08/20/2024 02:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240820-0063885

QUITCLAIM DEED

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

WG-QCD-24-119-D

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Melissa E Chadwick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF August, 2024.

Camille Woods
Notary Public

MY COMMISSION EXPIRES: 3-20-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Melissa Ellen Chadwick, unmarried	**Same as new owner**	
(NAME) **119 Dry Creek Commons Drive,**	(NAME)	**033040D13100CO**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MELISSA ELLEN CHADWICK, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MELISSA ELLEN CHADWICK, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Unit 131, of Dry Creek Commons, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, as amended, Tennessee Code Annotated and as established by that certain Declaration of Covenants, Conditions and Restrictions for Dry Creek Commons, of record in Instrument No. 20200529-0055770, in the Register's Office of Davidson County, Tennessee. Reference is hereby made to the Plat set forth in Exhibit C of said Declaration for the location of the unit described herein, together with the Limited Common Elements and Private Elements appurtenant thereto as described in said Declaration.

Being the same property conveyed to Melissa Ellen Herrera, an unmarried woman by Special Warranty Deed from Vastland Northcrest Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20211112-0150794, Register's Office for Davidson County, Tennessee.

The said Melissa Ellen Herrera having since changed her name and is now known as Melissa Ellen Chadwick. The purpose of this Quitclaim Deed is to reflect her accurate and legal name on the vesting of the subject property.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **119 Dry Creek Commons Drive, Goodlettsville, Tennessee 37072**.

Witness my/our hand(s) this the 20th day of August, 2024.

Melissa Ellen Chadwick
Melissa Ellen Chadwick f/k/a Melissa Ellen Herrera

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melissa Ellen Chadwick f/k/a Melissa Ellen Herrera, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of August, 2024 .

Camille Woods
Notary Public
My Commission Expires: 3-20-28
(SEAL)



RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **8/20/2024** (date of document).

Affiant Signature

Date **8/20/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **20** day of **August**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027