Karen Johnson Davidson County
Batch# 1194719 DEEDQC
10/17/2024 10:33:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241017-0080556

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 8th day of October, 2024. Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
David Wind 410 S. Gallatin Road Madison, TN 37115	SAME	42-16-201

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David Wind, Chief Manager of B & D Enterprises, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and

incorporated herein by reference to **David Wind** and to his heirs and assigns, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's heirs and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 8th day of October, 2024.

David Wind, Chief Manager of B & D Enterprises, LLC, a Tennessee limited liability company

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Wind, Chief Manager, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 8th day of October, 2024.

ALICE M. BOHANNO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 3, on the Plan of Douglass Levine Subdivision, as shown on plat of record in Book 547, page 44, in the Register's Office of Davidson County, Tennessee r to which plat reference is hereby made for a more particular description.

Being the same property conveyed to B & D Enterprises, LLC, a Tennessee limited liability company, by deed from Pauline Gilber Bader, Charles Gilbert, Jr. and Harris A. Gilbert of record in Book 10602, Page 638 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 401 South Gallatin Road, Madison, TN 37115.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 10/8/24.

10/17/24
Date

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of October, 2024.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

