WARRANTY DEED

TRACEY TRUMP HOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,900.00

James W. Dillard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 3.8.25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James W. Dillard	FT Home Loans, Inc	051-02-0A-025.00
(NAME)	(NAME)	
2105 Chadwell Retreat Drive	906 S Rock St	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Sheridan, AR 72150	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1217015 DEEDWARR
12/16/2024 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,701.63
20241216-0097583

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 **James W. Dillard, an unmarried man,** 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. 25A, 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, as amended of record in Instrument No. 20080924-0097122, Instrument No. 20170515-0048041, and Instrument No. 20180419-0036911, Instrument No. 20190502-0040804, Instrument No. 20230118-0004086, and Instrument No. 20230118-0004095, Register's Office for Davidson County, Tennessee, reference to which is hereby made for 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 ☒ 2105 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 13th day of December, 2024.

Chadwell Retreat LLC

By: _____
Danny Roark, Chief Manager

By: _____
James Dillard, Secretary

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 and James Dillard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged themselves to be the Cheif Manager and Secretary the within named bargainor, a TN Limited Liability Company, and that they as such Chief Manager and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Danny Roark and James Dillard, as such Cheif Manager and Secretary.

Witness my hand and Official seal this 13th day of December, 2024.

_____
Notary Public:
My Commission Expires: 3.8.25

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 December 13, 2024.

Lissa Groom
Affiant
Date: December 13, 224

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 13th day of December, 2024

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON