Karen Johnson Davidson County
Batch # 1341375 DEEDQC
11/03/2025 08 23 55 AM 2 pgs
Fees $12 00 Taxes $0 00
20251103-0086982

Prepared by and mail to:
Joseph A Giralamo
Law Offices of Joseph A. Giralamo PC
340 W Butterfield Road, #2D
Elmhurst, IL 60126

Owner and Send Tax Bills To:
William & Teresa Drawant
3429 Milford Drive
Thompsons Station, TN 37179

Map Parcel No· 061-51-0E-003 00-CO

QUIT CLAIM DEED

THIS INDENTURE, made and entered into this 30 day of September, 2025, by and William R Drawant Jr. and Teresa B Drawant, husband & wife, party of the first part, and 1100 Sunnymeade LLC, a Tennessee limited liability company, party of the second part,

WITNESSETH· That for and in consideration of Ten Dollars ($10 00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, that said party of the first part conveys and quit claims all right, title and interest in the property unto the said party of the second part the following described real estate, situated and being in the city of Nashville, County of Davidson, State of Tennessee

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO A-3 ON THE PLAN OF SUNNYMEADE COMMONS, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN EXHIBIT "C" IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING AND GOVERNING SUNNYMEADE COMMONS, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS AT INSTRUMENT NO 20210505-0060387, BEING AMENDED IN THE FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING AND GOVERNING SUNNYMEADE COMMONS, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS AT INSTRUMENT NO 2020601-0063196 AND SECOND AMENDMENT RECORDED IN INSTRUMENT NO 20240213-0009982, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY

BEING THE SAME PROPERTY CONVEYED TO William R Drawant Jr and Teresa B Drawant by Special Warranty Deed from Home Work East LLC, a Tennessee limited liability company of Record Instrument No 20241220-099217 Register's Office for Davidson County, Tennessee, dated and recorded on December 20, 2024

SUBJECT TO Any governmental zoning and subdivision ordinances and regulations in effect thereon.

The address of the herein described property is believed to be 1100 Sunnymeade Drive #124, Nashville, TN 37216, but such address in not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Wherever the word "party" as used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed the day and year first above written.

William R. Drawant Jr.

Teresa B. Drawant

~~State of~~ ILLINOIS, County of DUPAGE

Before me, a Notary Public in and for said State and County aforesaid, personally appeared William R. Drawant Jr. and Teresa B. Drawant with whom I am personally acquainted and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Official Seal at office this 30 day of September, 2025

Notary Public

OFFICIAL SEAL
VICTORIA MARY ELIZABETH EDWARDS
Notary Public, State of Illinois
Commission No 991895
My Commission Expires June 5, 2028

State of ILLINOIS, County of DUPAGE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn before me this 30 day of September, 2025

Notary Public

OFFICIAL SEAL
VICTORIA MARY ELIZABETH EDWARDS
Notary Public, State of Illinois
Commission No 991895
My Commission Expires June 5 2028

Property address: 1100 Sunnymeade Drive #124, Nashville, TN 37216