Karen Johnson Davidson County
Batch # 1384009 DEEDQC
02/23/2026 10:14:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20260223-0014059

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: _____

_____
Affiant

SWORN and SUBSCRIBED TO BEFORE ME, THIS

THE ____ DAY OF _____

_____
Notary Public

(Affix Seal)

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Eva M Badway, Affiant
Subscribed and sworn before me this the
23 Day of February, 2026.
Brandi Wells, Deputy Register

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
John A. Badway & Eva M. Badway
311 Harrison Street
West Chicago, IL 60185

Address of New Owners:	Send Tax Bills To:	Tax ID#
John A. Badway and Eva M. Badway	John A. Badway and Eva M. Badway	129.15-0A-079.00 CO
21 Vaughns Gap Road, 79	311 Harrison Street	
Nashville, Tennessee 37205	West Chicago, IL 60185	

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, we, John A. Badway and Eva M. Badway, hereinafter called the Grantors, QUIT CLAIM, and by these presents do hereby transfer and convey unto the John A. Badway Living Trust dated December 13, 2006 and Eva M. Badway Living Trust dated December 13, 2006, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: by These Presents do hereby quitclaim, and By These Presents Transfer and Convey unto Their Successors and Assigns, all of Their Right, Title, and Interest in and to That certain tract or parcel of land located in Davidson County, Tennessee

Being Unit No. 79 of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highland Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and dsecription of such unit.

Being the same property conveyed to JOHN A. BADWAY and EVA M. BADWAY, Husband and Wife, by deed from Zandra Y. Ruiz, unmarried, of record in Instrument No. 20240109-0001797, recorded on 1/5/2024, Register's office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements, and planning documents of record, and current years taxes and subsequent years.

This is (X) improved property known as 21 Vaughns Gap Road, 79, Nashville, Tennessee 37205.

~~TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said~~ GRANTEES, their heirs ~~and assigns forever~~; and we, the GRANTORS do covenant with the said ~~GRANTEES~~ that we are lawfully seized and possessed of said land in fee simple, have a good right ~~to convey it, and that 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 GRANTEES, ~~their heirs and 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.~~

EWB
EMB

Witness our hands this 9TH day of JANUARY, 2026.

John A. Badway

Eva M. Badway

STATE OF ILLINOIS

COUNTY OF KANE

Personally appeared before me, JOHN G. STANEK, a Notary Public in and for said County and State, the within named John A. Badway and Eva M. Badway, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at West Chicago, IL this 9th day of January, 2026.

Notary Public

My Commission Expires:

Official Seal
JOHN GEORGE STANEK
~~Notary Public, State of Illinois~~
Commission No. 1003999
My Commission Expires February 5, 2029