QUITCLAIM DEED

Karen Johnson
Batch # 1413510
04/29/2026 03:21:08 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260429-0038067

MARGARET R MEANEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

W-USC-26-129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF April, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE AND ESCROW, LLC
2012 21ST AVENUE S
NASHVILLE, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
E-Empire Realty, LLC, a Tennessee limited liability company	**SAME AS NEW OWNER**	
(NAME) **401 South Mount Juliet Rd, Suite 635,**	(NAME)	**086-11-0A-061.00-CO**
(ADDRESS) **Mount Juliet, TN 37122**	(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, **ENOCK BADIO AND TATCHANA BADIO, HUSBAND AND WIFE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **E-EMPIRE REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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:

Land in Davidson County, Tennessee, being Unit No. Unit 2, Building 2, on the plan of Revised Phase 2 & 2A, Hermitage Woods Condominium Apartments, of record in Book 4860, pages 62-64, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hermitage Woods, Phase II (Raintree Village), a Condominium, a horizontal property regime established by Master Deed of record in Book 4753, page 140, as amended in Book 4980, page 378, Book 5165, page 781, and in Book 5172, page 77, said Register's Office.

Being the same property conveyed to Enock Badio and Tatchana Badio, husband and wife by Warranty Deed from Mary J. Simmons, Executrix of The Estate of William J. Smith aka Billy J. Smith and Holly Goodwin of record in Instrument No. 20230118-0004188 Register's Office for Davidson County, Tennessee, dated January 17, 2023 and recorded on January 18, 2023.

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: **129 Hermitage Woods Dr., Hermitage, Tennessee 37076**.

Witness my/our hand(s) this the 27 day of April, 2026

Enock Badio

Tatchana Badio

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ENOCK BADIO, 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 27th of April, 2026.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TATCHANA BADIO, 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 27th of April, 2026.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title + Escrow LLC
2012 21st Ave S
Nashville, TN 37212