Karen Johnson Davidson County
Batch# 337727 DEEDQC
01/02/2020 03:42:56 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200102-0000516

THIS INSTRUMENT PREPARED BY:
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W. Warner McNeilly, III
214 Second Ave. North Suite 300
Nashville, TN 37201-1638
(615) 255-2191

CO-TRUSTEES' QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID #:
LORETTA M. SEAGRAVES, et al. 1026 Rosemont Terrace Smyrna, TN 37167	SAME	06413006900 06413007000 06413007100

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual consideration for this transfer is No Dollars ($-0-).

Loretta M. Seagraves
LORETTA M. SEAGRAVES

SUBSCRIBED AND SWORN to before me by LORETTA M. SEAGRAVES this 23rd day of December 2019.

DESIREE LAHM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Desiree Lahm
Notary Public
My Commission Expires: 9-25-2022

WHEREAS, MARGIE L. MEADOWS, TRUSTEE OF THE MEADOWS FAMILY LIVING TRUST dated December 2, 1992 owns a one-half (1/2) undivided interest in certain property in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein reference;

WHEREAS, MARGIE L. MEADOWS died on December 3, 2019;

WHEREAS, LORETTA M. SEAGRAVES and JOHN DAVID MEADOWS are appointed Successor Co-Trustees of the Trust;

WHEREAS, said Trust terminates upon the death of Margie L. Meadows and is distributed to her two children;

NOW, THEREFORE, LORETTA M. SEAGRAVES and JOHN DAVID MEADOWS, SUCCESSOR CO-TRUSTEES OF THE MEADOWS FAMILY LIVING TRUST dated December 2, 1992, ("GRANTOR"), do hereby quitclaim and by these presents do transfer and convey unto all of GRANTOR'S right, title and interest in certain real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein reference ("the Property") as follows:

(i) A one-half (1/2) undivided interest in the Property to LORETTA M. SEAGRAVES, her heirs and assigns, as a tenant in common; and

(ii) A one-half (1/2) undivided interest in the Property to JOHN DAVID MEADOWS, his heirs and assigns, as a tenant in common.

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

WITNESS our hands this 23rd day of December, 2019.

Loretta M. Seagraves

LORETTA M. SEAGRAVES, Successor Co-Trustee of the Meadows Family Living Trust dated December 2, 1992

John David Meadows

JOHN DAVID MEADOWS, Successor Co-Trustee of the Meadows Family Living Trust dated December 2, 1992

STATE OF TENNESSEE)
COUNTY OF Wilson)

Before me personally appeared LORETTA M. SEAGRAVES, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be a Successor Co-Trustee of the Meadows Family Living Trust dated December 2, 1992 and that she executed this deed as Successor Co-Trustee for the purpose therein contained.

WITNESS my hand and seal, this 23rd day of December, 2019.

DESIREE ZAHM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Desiree Zahm

NOTARY PUBLIC
My Commission Expires: 9-25-2022

STATE OF TENNESSEE)
COUNTY OF Wilson)

Before me personally appeared JOHN DAVID MEADOWS, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Successor Co-Trustee of the Louis D. Meadows Family Trust U/A dated December 2, 1992 and that he executed this deed as Successor Co-Trustee for the purpose therein contained.

WITNESS my hand and seal, this 23rd day of December, 2019.

DESIREE ZAHM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Desiree Zahm

NOTARY PUBLIC
My Commission Expires: 9-25-2022

Exhibit A

Tract 1: 06413006900

Being Lot No. 9 of Block #1 on the Plan of Berryville of record in Book 421, page 117, Register's Office for Davidson County, Tennessee, said lot joins and fronts fifty feet on the easterly side of Hadley Road and run back eastwardly between parallel lines to the right of way on the Nashville, Chattanooga & St. Louis Railroad.

Being the same property conveyed to Louis D. Meadows and Margie L. Meadows, Co-Trustees of the Meadows Family Living Trust U/A dated December 2, 1992 by deed of record in Book 8820, Page 74, R.O.D.C. Louis D. Meadows predeceased Margie L. Meadows after which Margie L. Meadows became sole trustee.

Tract 2: 06413007000

Lot No. 8 of Block 1 on the Plan of Berryville of record in Book 421, page 117, Register's Office for Davidson County, Tennessee.

The said Lot No. 8 fronts 50 feet on the easterly of Hadley Road and runs back eastwardly between parallel lines to the right of way of the Nashville, Chattanooga & St. Louis Railroad to a dead line in the rear.

Being the same property conveyed to Louis D. Meadows and Margie L. Meadows, Co-Trustees of the Meadows Family Living Trust U/A dated December 2, 1992 by deed of record in Book 8820, Page 74, R.O.D.C. Louis D. Meadows predeceased Margie L. Meadows after which Margie L. Meadows became sole trustee.

Tract 3: 06413007100

Being Lot No. 7 of Block 1 on the Plan of Berryville of record in Book 421, page 117, Register's Office for Davidson County, Tennessee. Said Lot No. 7 fronts 50 feet on the easterly side of Hadley Road and extends back 271 feet on the northerly line and 255 feet on the southerly line to the westerly margin of the right of way of Nashville, Chattanooga & St. Louis Railroad, measuring 52 feet thereon.

Being the same property conveyed to Louis D. Meadows and Margie L. Meadows, Co-Trustees of the Meadows Family Living Trust U/A dated December 2, 1992 by deed of record in Book 8820, Page 72, R.O.D.C. Louis D. Meadows predeceased Margie L. Meadows after which Margie L. Meadows became sole trustee.