This instrument was prepared by:
Jacqueline B. Dixon
Weatherly, McNally & Dixon, PLC
424 Church Street
Suite 2260 Fifth Third Center
Nashville, TN 37219-2351

Karen Johnson Davidson County
Batch# 542937 DEEDQC
12/28/2020 03:31:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201228-0153784

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Sheri Rader 1504 Meadow Bend Drive Madison, TN 37115	Same	052-08-114.00

STATE OF TENNESSEE]
COUNTY OF ~~DAVIDSON~~ Robertson]

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

Sheri Rader
SHERI RADER

SWORN TO AND SUBSCRIBED before me this 18 day of December 2020.

STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

NOTARY PUBLIC
My Commission Expires: 04/19/2021

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Joel Rader, Jr. (hereinafter "Grantor"), as a child of and heir-at-law of Joel Rader, deceased (Joel Rader, being the same person as Joel Radar, having died on June 2, 2019), does hereby transfer, quitclaim, and convey unto Sheri Rader (hereinafter "Grantee" and who is the widow of Joel Rader, deceased), her heirs, successors, and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 28, MEADOW BEND, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5800, PAGE 275, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO

WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to Joel Radar, a single person, by Irene K. Omosigho, by Warranty Deed dated January 9, 2013, and recorded January 16, 2013, as document number 20130116-0005285.

This Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. The Grantor makes no representation or warranties whatsoever with regard to the Property or the Grantor's interest herein.

This is improved property known as: 1504 Meadow Bend Drive, Madison, TN 37115

JOEL RADER, JR.

STATE OF TENNESSEE]
COUNTY OF Rutherford]

Personally appeared before me, Matthew O'mara Smith, a Notary Public in and for said County and State, the within named Joel Rader, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 3rd day of December, 2020.

MATTHEW O'MARA SMITH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 12/19/2023

Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.