Karen Johnson Davidson County
Batch# 580989 DEEDQC
03/01/2021 03:35:08 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210301-0025845

THIS INSTRUMENT PREPARED BY AND RETURN TO: **Martin Heller Potempa & Sheppard** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 MELANIE MCFADDIN, AFFIANT Subscribed and sworn to before me, this 26th day of February 2021. NOTARY PUBLIC My Commission Expires: 3/7/2023

SHELLY SALVA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MELANIE MCFADDIN, TRUSTEE 769 West Meade Drive Nashville, TN 37205	New Owner	Map and Parcel No.: 115-7 43

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Melanie McFaddin, ("Grantor") do hereby quitclaim, transfer and convey unto Melanie McFaddin, Trustee of the Melanie McFaddin Revocable Trust, created January 12, 2021, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 769 West Meade Drive, Nashville, TN 37205, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of West Meade Estates, Section 4, of record in plat Book 3300, page 61, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

This conveyance is subject to (a) all matters appearing on the plan of record in Book 3300, page 61, said Register's Office; and (b) restrictive covenants of record in Book 3399, page 272, Book 3462, page 281 and Book 4503, page 111, said Register's Office.

Being the same property conveyed to Melanie McFaddin from Catherine Hite by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20150306-0019605.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

This quitclaim deed is executed in compliance with Executive Order No. 72 by Tennessee Governor Bill Lee, dated December 22, 2020.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 26th day of February 2021.

Melanie McFaddin, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Melanie McFaddin**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of February 2021.

Notary Public

My Commission Expires: 3/7/2023

SHELLY SALVA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY