This Instrument Prepared by:
Law Office of Brad Scarbrough, PLC
5595 Franklin Road
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 597512 DEEDQC
03/22/2021 01:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210322-0037603

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel Numbers**
Ryan Meade 4103 Vailwood Drive Nashville, Tennessee 37215	Same as New Owner	Map 131-01-0 Parcel 003.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that this conveyance is exempt from transfer taxes as it is a transfer of property rights between divorcing parties.

Affiant

Subscribed and sworn to before me this 19 day of March, 2021.

Notary Public
My Commission Expires: 1/8/2024

HOLLY VILA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

KNOW ALL MEN BY THESE PRESENTS that **Anne Meade**, as a tenant in common **("Grantor"),** for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and hereby remises, releases and forever quitclaims unto, **Ryan Meade ("Grantee"),** all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, which is described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 32, on the Plan of Wallace Subdivision, Part Three, of record in Book 1130, Page 82, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ryan Meade and Anne Meade, husband and wife, by warranty deed of record in Instrument No. 20111026-0083250, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as 4103 Vailwood Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity an claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the undersigned has executed this quitclaim deed this 19 day of March, 2021.

Anne Meade, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Holly Vila of the state and county aforesaid, personally appeared **Anne Meade**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged themselves that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

WITNESS my hand and seal this 19 day of March, 2021.

NOTARY PUBLIC

HOLLY VILA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/8/2024

Certificate of Authenticity

I, J. Brad Scarbrough, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Roberta Dail, a notary public for this county and state, J. Brad Scarbrough, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023

Notary's Seal (if on paper)

