Karen Johnson Davidson County
Batch# 779246 DEEDQC
12/23/2021 11:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211223-0169770

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Freedom Real Estate Holdings, LLC 1109 Pee Dee Branch Road Cottontown, TN 37048	same	043 10 0 095.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Kathy Meadows (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Freedom Real Estate Holdings, LLC, a Tennessee limited liability company (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 254 ON THE PLAN OF MADISON PARK, SECTION 8, OF RECORD IN BOOK 4300, PAGE 117, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID LOT NO. 254, BEING A CORNER LOT, FRONTS 92.3 FEET ON THE SOUTHERLY MARGIN OF BECKLEA DRIVE AND 75 FEET ON THE WESTERLY MARGIN OF MAY DRIVE, SAID FRONTAGES BEING JOINED BY A CURVE OF 39.27 FEET; AND EXTENDS BACK 117.28 FEET ON THE SOUTHERLY LINE AND 100 FEET ON THE WESTERLY LINE, TO A POINT.

Being the same property conveyed to Kathy Meadows from Eric Allison, by Warranty Deed dated September 8, 2020 as Instrument No. 20200914-0104158, in the Register's Office in Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 108 Becklea Drive, Madison, TN 37115.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 14th day of Dec., 2021.

Kathy Meadows

Kathy Meadows, Grantor

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Kathy Meadows, Grantor, the within named bargainor, 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 seal at office in Hendersonville, Tennessee, this 14th day of December, 2021.

Notary Public

My Commission Expires: March 1, 2023

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual consideration for this transfer is zero dollars ($0.00).

Brenton Wayne Meadows, Affiant

Subscribed and sworn to before me this 14th day of December, 2021.

Notary Public

My Commission Expires: March 1, 2023

SANDRA B. SNOOK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
Exp. March 1, 2023

1004278.1 11506-001

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 14, 2021.

Carla Lovell

Carla Lovell

12/20/2021

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20th day of December, 2021.

Notary Public

My Commission Expires: 7/7/2025

