Karen Johnson Davidson County
Batch# 937004 DEEDQC
11/02/2022 02:42:30 PM 3 pgs
Fees: $27.00 Taxes: $0.00
20221102-0118492

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
105 WESTWOOD PLACE, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ROB@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Sherry Meadows
AFFIANT

Subscribed and sworn to before me on this day, November 2, 2022.

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-27-2026

Notary Public

My Commission Expires

New Owner Address:
Sherry Louise Meadows, Trustee
153 Tara Lane
Goodlettsville, TN 37072

Send Tax Bills To:
Same

Map-Parcel No.:
148.15-215

EXECUTOR'S QUITCLAIM DEED

Lanette Mumford, aka Dawn Lanette Mumford, ("Decedent") died on August 11, 2022 and left a Last Will and Testament which has been admitted to probate in the Probate Court of Davidson County, Tennessee (Probate Division), Docket No. 22P-1774. Sherry Louise Meadows, Personal Representative of the Estate of Decedent, for consideration paid in the amount of $10.00, hereby releases, remises and quitclaims unto **Sherry Louise Meadows, Trustee of Dawn Lanette Mumford T/U/W F/B/O Joshua Vance Mumford**, all the right, title and interest of Decedent in and to a tract or parcel of land in Davidson County, Tennessee, described more particularly on the attached Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **November 2, 2022**.

Sherry Louise Meadows, Personal Representative of the
Estate of Dawn Lanette Mumford

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Sherry Louise Meadows, Personal Representative of the Estate of Dawn Lanette Mumford**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, November 2, 2022.

Notary Public

My Commission Expires: _____



EXHIBIT A

Land in Davidson County Tennessee, being Lot No. 3 on the Map of W. C. Moncrief's Subdivision of Goodlettsville of a part of the Mathes Subdivision and a part of the abandoned right-of-way of Old Cedar Street described together according to a survey made by William Collier Parrish, Associates, February 27, 1961, as follows:

BEGINNING at a point in the southerly margin of the new right-of-way of West Cedar Street, opposite the corner of Lot Nos. 2 and 3; thence in a southerly direction along the line of Lots No. 2 and 3, 158.6 feet; thence in an easterly direction along the rear line of Lot No. 3, 75 feet to the corner of Lots 3 and 4; thence northerly 151.2 feet to the new southerly margin of West Cedar Street; thence with the margin of said street, in a westerly direction, 75.4 feet to the beginning.

Being the same property conveyed to Lanette Mumford, unmarried, from Scott E. Fellwock and wife, Karen L. Fellwock, by deed of record in Book 10580, Page 247, Register's Office for Davidson County, Tennessee.

The property is commonly known as 226 W. Cedar Street, Goodlettsville, TN 37072.

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

CERTIFICATE OF AUTHENTICITY

I, Robert J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 November 2, 2022.

Affiant Signature

11/2/2022

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, November 2, 2022.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2026