Karen Johnson Davidson County
Batch# 954323 DEEDQC
12/22/2022 08:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221222-0131936

This instrument prepared by:
Tyler Chance Yarbro
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Garry Meador, Trustee
Charles W. Meador Revocable
Living Trust
105 Field Drive
Old Hickory, TN 37138

SEND TAX BILL TO:
Same

MAP PARCEL NO.:
075 00 0 124.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **CECILIA D. MEADOR**, individually and as Trustee of the **CECILIA D. MEADOR REVOCABLE LIVING TRUST DATED FEBRUARY 18, 2013** and on behalf of herself and the **CECILIA D. MEADOR REVOCABLE LIVING TRUST DATED FEBRUARY 18, 2013** (collectively, the "**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of the rights, title, and interest which Cecilia D. Meador, individually, or the Cecilia D. Meador Revocable Living Trust may have in certain real estate in Davidson County, Tennessee, which is described below, unto **GARRY MEADOR,** as the Trustee of the **CHARLES W. MEADOR REVOCABLE LIVING TRUST DATED JANUARY 20, 2014,** and its successors, heirs, and assigns (collective, the "**Grantee**"). The real estate is described as follows:

Land in Davidson County, Tennessee, being Tract No. 1 on a survey dated March 3, 1976 by Bruce Rainey & Assoc. and described thereon as follows:

Beginning at a point at the intersection of the easterly margin of Weber Road and the southwesterly margin of Old Hickory Blvd. and thence with the easterly margin of said Weber Road south 17 degrees 02 minutes 00 seconds west 29.77 feet; thence south 22 degrees 01 minutes 00 seconds west 249.55 feet and south 21 degrees 59 minutes 00 seconds west 180.75 feet to a point; thence leaving said margin, south 72 degrees 39 minutes 52 seconds east 550.44 feet to a point in the southwesterly margin of Old Hickory Blvd.; thence with said margin, north 32 degrees 41 minutes 25 seconds west 235.44 feet to the beginning of a curve to the right having a radius of 1,432.56 feet; thence with said curve and margin, northwestwardly 45.5 feet to a point; thence north 57 degrees 18 minutes 35 seconds east 10.0 feet to a point; thence continuing with said curve and margin, northwestwardly 467.93 feet to the point of beginning and containing 3.0 acres, more or less.

Being the same property conveyed to Charles W. Meador and Cecilia D. Meador, husband and wife, by Special Warranty Deed from Bank of New York, as Trustee for the benefit of the Certificate Holders CWMBS 98-12 deed of record in Book 11517, page 523, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cecilia D. Meador, Trustee, UDT, Cecilia D. Meador Trust, by Quitclaim Deed from Cecilia D. Meador, of record in Instrument No. 20130315-0026012, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles W. Meador, Trustee, UDT, Charles W. Meador Trust, by Quitclaim Deed from Charles W. Meador, of record in Instrument No. 20140121-0005220, Register's Office for Davidson County, Tennessee.

This is improved property known as 5300 Weber Road, Hermitage, TN 37076.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 7th day of December, 2022.

Affiant

Notary Public

My Commission Expires: JESSICA WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOV. 2, 2026

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

Signature Page Follows

WITNESS our hands this the 7th day of December, 2022.

CECILIA D. MEADOR, individually and as Trustee of the Cecilia D. Meador Revocable Living Trust dated February 18, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CECILIA D. MEADOR, individually and as Trustee of the CECILIA D. MEADOR REVOCABLE LIVING TRUST DATED FEBRUARY 18, 2013 and on behalf of herself and the CECILIA D. MEADOR REVOCABLE LIVING TRUST DATED FEBRUARY 18, 2013, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 7th day of December, 2022.

Notary Public

My Commission Expires:

JESSICA WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 2, 2026

887130.1/020220810

True Copy Certification

I, M. Thomas McFarland, do 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 7, 2022.

M. Thomas McFarland
Affiant Signature

Date: 12/21/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of December, 2022.

Notary's Signature

My Commission Expires: 10/17/23

Notary's Seal

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY