Karen Johnson Davidson County
Batch# 954344 DEEDQC
12/22/2022 08:48:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20221222-0131959

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 TO CREATE UNDIVIDED OWNERSHIP INTERESTS IN TWO TRUSTS

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Cecilia D. Meador, Trustee Cecilia D. Meador Revocable Living Trust 4125 Andrew Jackson Pkwy. Hermitage, TN 37076	Cecilia Meador 4125 Andrew Jackson Pkwy. Hermitage, TN 37076	053 03 0 275.00

RECITAL: The purpose of this Quitclaim Deed is to clarify and confirm the ownership of this property as being held, in equal interests, by the Cecilia D. Meador Revocable Living Trust and the Charles W. Meador Revocable Living Trust with no other person or entity claiming or having any interest or ownership of any type or kind.

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**, **GARRY MEADOR**, individually and as Trustee of the **CHARLES W. MEADOR REVOCABLE LIVING TRUST DATED JANUARY 20, 2014**, and **SONIA MEADOR**, **TONJA REID**, and **TERRY MEADOR**, individually, (collectively, "**Grantor**") do hereby assign, transfer, convey, and quitclaim any interest, right, and title in certain real estate in Davidson County, Tennessee, which is described below, to **CECILIA D. MEADOR**, as the Trustee of the **CECILIA D. MEADOR REVOCABLE LIVING TRUST DATED FEBURARY 18, 2013**, and its successors, heirs and assigns, and **GARRY MEADOR**, as the Trustee of the **CHARLES W. MEADOR REVOCABLE LIVING TRUST DATED JANUARY 20, 2014**, and its successors, heirs and assigns, (collectively, "**Grantee**"), each of **CECILIA D. MEADOR**, as the Trustee of the **CECILIA D. MEADOR REVOCABLE LIVING TRUST DATED FEBRUARY 18, 2013**, and **GARRY MEADOR**, as the Trustee of the **CHARLES W. MEADOR REVOCABLE LIVING TRUST DATED JANUARY 20, 2014**, to receive a one-half (1/2) undivided interest in the property. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Fairway View, as of record in Book 2900, page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 90 fee on the southerly side of Robinson Road, and runs back 201.1 feet on the westerly line and 120.4 feet on the easterly line, to a dead line in the rear on which it measures 124.6 feet.

Included in the above described property but expressly excluded from this conveyance as follows:

Being a part of Lot 25 on the Plan of Fairway View, of record in Book 2900, page 41, and more particularly described as follows:

Beginning at the point of intersection of the east boundary of the Charlene B. Snoddy property and the south margin of Old Hickory Boulevard (State Route 45), thence along the said south margin south 62 degrees 36 minutes east 90 feet more or less to a point, thence south 30 degrees 47 minutes west 5 feet more or less to a point, thence north 62 degrees 36 minutes west 90 feet more or less to a point in the said east boundary, thence along the said east boundary north 29 degrees 09 minutes east 5 feet more or less to the point of beginning and containing 450 square feet.

Being the same property conveyed to Charles W. Meador and Cecilia D. Meador, husband and wife, by Warranty Deed from John A. Parrish and Jo Ann Parrish, Executors for the Estate of Fred S. Jones, of record in Instrument No. 20010424-0040564, 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. 20130315-0026015, 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. 20140121-0005214, Register's Office for Davidson County, Tennessee.

This is improved property known as 1604 Robinson Road, Old Hickory, TN 37138.

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.

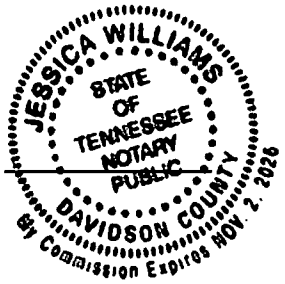
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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: 

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 Pages to Follow

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

CECILIA D. MEADOR, TRUSTEE OF THE CECILIA D. MEADOR REVOCABLE LIVING TRUST DATED FEBRUARY 18, 2013

GARRY MEADOR, TRUSTEE OF THE CHARLES W. MEADOR REVOCABLE LIVING TRUST DATED JANUARY 20, 2014

CECILIA D. MEADOR

GARRY MEADOR

SONJA MEADOR

TONJA REID

TERRY MEADOR

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, 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 she is the Trustee of the Cecilia D. Meador Revocable Living Trust, and that she executed the foregoing instrument for the purposes therein contained to bind the Cecilia D. Meador Revocable Living Trust.

WITNESS my hand and seal, at office, this the 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

887136.1/020220810

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CECILIA MEADOR, 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 she executed the foregoing instrument for the purposes therein contained.

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

JWilliams
Notary Public

My Commission Expires:

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

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARRY MEADOR, 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 he is the Trustee of the Charles W. Meador Revocable Living Trust, and that he executed the foregoing instrument for the purposes therein contained to bind the Charles W. Meador Revocable Living Trust.

WITNESS my hand and seal, at office, this the 15th day of December, 2022.

Sharon F Muller
Notary Public

My Commission Expires: 8/19/2025

SHARON F MULLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARRY MEADOR, 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 he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this the 15th day of December, 2022.

Sharon F Muller
Notary Public

My Commission Expires: 8/19/2025

SHARON F MULLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025

887136.1/020220810

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SONIA MEADOR, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this the 15th day of December, 2022.

Sharon F Muller
Notary Public

My Commission Expires: 8/19/2025

SHARON F MULLER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 19, 2025

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TONJA REID, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this the 15th day of December, 2022.

Sharon F Muller
Notary Public

My Commission Expires: 8/19/2025

SHARON F MULLER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 19, 2025

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY MEADOR, 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 he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this the 15th day of December, 2022.

Sharon F Muller
Notary Public

My Commission Expires: 8/19/2025

SHARON F MULLER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 19, 2025

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 7th + 15th, 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

Jonna L. Hall
Notary's Signature

My Commission Expires: 10/17/23

Notary's Seal

