Karen Johnson Davidson County
Batch# 954344 DEEDQC
12/22/2022 08:48:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20221222-0131960

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 LIFE ESTATE IN ONE HALF UNDIVIDED INTEREST IN REAL ESTATE

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

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, **GARRY MEADOR**, as Trustee of the **CHARLES W. MEADOR REVOCABLE LIVING TRUST DATED JANUARY 20, 2014** and **GARRY MEADOR, TERRY MEADOR, SONIA MEADOR**, and **TONJA REID**, individually, as heirs at law of Charles W. Meador, and on behalf of the Charles W. Meador Revocable Living Trust dated January 20, 2014, and **CECILIA D. MEADOR**, as Trustee of the **CECILIA D. MEADOR REVOCABLE LIVING TRUST DATED FEBRUARY 18, 2013**, (collectively "**Grantor**"), do hereby assign, transfer, convey, and quitclaim, to **CECILIA D. MEADOR** ("**Grantee**"), for and during her natural life the exclusive and uninterrupted right to use, occupy, reside, rent, and/or otherwise benefit from Grantor's interest in certain real estate in Davidson County, Tennessee 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 part of the same property conveyed to Cecilia D. Meador, as Trustee of the Cecilia D. Meador Revocable Living Trust, and Garry Meador, as Trustee of the Charles W. Meador Revocable Living Trust, each of Cecilia D. Meador, as Trustee of the Cecilia D. Meador Revocable Living Trust, and Garry Meador, as Trustee of the Charles W. Meador Revocable Living receiving a one-half undivided interest in the property by Quitclaim Deed of record as 202212220131959, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to the following restrictions which shall be binding upon the Grantee:

1. Grantee shall be responsible for all expenses of occupancy and upkeep of the property, except as otherwise specifically provided below, including, but not limited to, utilities, maintenance, repairs, taxes, and assessments. Grantee shall be responsible for maintaining any improvements and equipment, including HVAC and utilities, and the grounds in a neat, attractive, sound and operable condition. In no event shall Cecilia be required to expend more than $10,000 on any single capital expense to maintain or improve 1604 Robinson Road.

2. Grantee shall maintain fire and extended casualty insurance on the improvements in an amount at least equal to the tax appraisal value of the improvements to the extent such can be obtained at standard insurance rates. Grantee shall maintain general liability insurance in the amount of at least one million dollars ($1,000,000.00). Grantee shall provide on an annual basis a copy of the certificate of insurance for the improvements upon the property to the Trustee of the Charles W. Meador Revocable Living Trust. All of the beneficiaries of the Charles W. Meador Revocable Living Trust and the Cecilia D. Meador Revocable Living Trust shall be named as additional insureds on said insurance policy.

3. Upon a fire or other casualty, the proceeds of such insurance may be used as needed to restore the property to the extent feasible in Grantee's reasonable discretion. Neither Grantee, nor the owners of the underlying fee ownership in the property shall be obligated to spend any amounts in excess of the insurance proceeds in order to restore the property. To the extent that the Grantee decides, in Grantee's reasonable discretion, not to restore the property, then the Grantee shall create an investment account, in the names of the Charles W. Meador Revocable Living Trust and the Cecilia D. Meador Revocable Living Trust as joint tenants in common. The investment account shall be funded with the insurance proceeds paid as a result of such fire or other casualty or with the proceeds of the sale of the property, if the property is sold upon the agreement the beneficiaries of the Charles W. Meador Revocable Living Trust and the Cecilia D. Meador Revocable Living Trust. Grantee shall receive the income from such investment account annually, or at more frequent intervals, during Grantee's lifetime. Upon the Grantee's death, the investment account, including any undistributed income, shall be distributed in equal one-half shares to the Charles W. Meador Revocable Living Trust and the Cecilia D. Meador Revocable Living Trust, which would have held the fee ownership at the end of the life estate.

4. The Trustee of the Charles W. Meador Revocable Living Trust dated January 20, 2014 shall be entitled to make an annual inspection of the property on one occasion during any calendar year on a date that is mutually agreeable to Grantee and Trustee.

5. During Grantee's lifetime, Grantee shall have the exclusive and uninterrupted right to use, occupy, reside, rent, and/or otherwise benefit from the Property to the exclusion of any residuary or remainder beneficiaries as provided herein.

6. Any of the rights granted to Grantee herein may likewise be exercised by the holder of her Durable Power of Attorney. Notwithstanding the foregoing or anything to the contrary herein, Grantee shall not have the right to sell or attempt to sell her interest in the property.

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

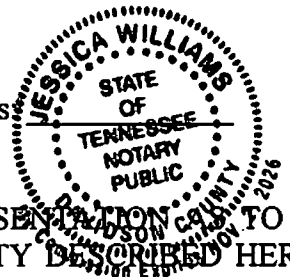
The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

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 Page to Follows

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

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

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

GARRY MEADOR

~~SONJA MEADOR~~ Sonia

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, 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 dated January 20, 2014, 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.

Notary Public

My Commission Expires: 8/19/2025

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

887134.1/020220810

Sharon F Muller
Notary Public

My Commission Expires: 8/19/2025



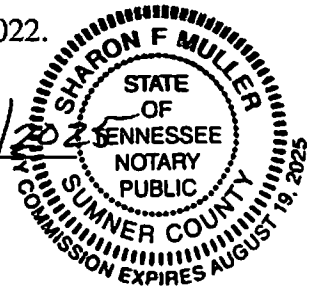
STATE OF TENNESSEE
COUNTY OF Davidson

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



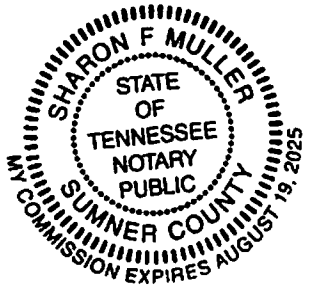
STATE OF TENNESSEE
COUNTY OF Davidson

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



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

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 dated February 18, 2013, 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.

J Williams
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, ~~SONJA~~ 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.

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