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

Karen Johnson Davidson County
Batch# 962241 DEEDQC
01/18/2023 02:28:03 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230118-0004136

TRUSTEE'S QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Cecilia D. Meador	Same	086 00 0 165.00
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, **CECILIA D. MEADOR,** as the Trustee of the **CECILIA D. MEADOR REVOCABLE LIVING TRUST DATED FEBRUARY 18, 2013** (a/k/a Cecilia D. Meador Trust, Dated: February 18, 2013) ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of the rights, title and interest which the **CECILIA D. MEADOR REVOCABLE LIVING TRUST DATED FEBRUARY 18, 2013** may have in certain real estate in Davidson County, Tennessee, which is described below, unto **CECILIA D. MEADOR,** individually. The real estate is described as follows:

SEE EXHIBIT A, ATTACHED

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.

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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 17th day of January, 2023.

Affiant

Notary Public

My Commission Expires

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

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This is improved property known as 4125 Andrew Jackson Pkwy., Hermitage, TN 37076.

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.

WITNESS my hand this the 17th day of January, 2023.

CECILIA D. MEADOR, as the Trustee of the
CECILIA D. MEADOR REVOCABLE LIVING TRUST

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, as Trustee of the CECILIA D. MEADOR REVOCABLE LIVING TRUST DATED FEBRUARY 18, 2013 and on behalf of 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 17th day of January, 2023.

Notary Public

My Commission Expires

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

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY HICKERSON & HICKERSON, ENGINEERS, OCTOBER 9, 1964, AND REVISED FEBRUARY 10, 1965, AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE EASTERLY MARGIN OF OLD HICKORY BOULEVARD AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO WILLIAM ROBERT HUGHES AND WIFE, BY DEED FROM THELMA C. BAKER, OF RECORD IN BOOK 3826, PAGE 862, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE EASTERLY MARGIN OF SAID BOULEVARD AROUND A CURVE HAVING A RADIUS OF 1244.68 FEET IN A NORTHWESTERLY DIRECTION 200 FEET TO AN IRON PIN; THENCE NORTH 76 DEGREES 35 MINUTES EAST 767.5 FEET TO AN IRON PIN ON THE WESTERLY RIGHT-OF-WAY LINE OF THE TENNESSEE CENTRAL RAILROAD; THENCE WITH SAME SOUTH 39 DEGREES 20 MINUTES WEST 567.4 FEET TO AN IRON PIN AT SAID HUGHES NORTHEAST CORNER; THENCE WITH SAID HUGHES NORTHERN BOUNDARY LINE NORTH 80 DEGREES 50 MINUTES WEST 394.4 FEET TO THE BEGINNING.

LESS AND EXCEPT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE AND DESCRIBED ACCORDING TO A BOUNDARY SURVEY BY ROBYN JO HAMILL, TENNESSEE REGISTERED LAND SURVEYOR NO. 1770, DATED JUNE 17, 2005, AS FOLLOWS:

BEGINNING AT A SET 1/2 INCH IRON ROD STAMPED RLS#1770, SAID IRON ROD BEING LOCATED SOUTH 43 DEGREES 58 MINUTES 48 SECONDS WEST, 414.28 FEET FROM A FOUND IRON PIPE AT THE COMMON EASTERLY CORNER OF THE CHARLES W. MEADOR AND WIFE, CECILIA D. MEADOR PROPERTY, AS OF RECORD IN BOOK 9380, PAGE 193, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND THE UNITY CENTER FOR POSITIVE LIVING, INC. PROPERTY, AS OF RECORD IN INSTRUMENT NO. 200111200127071, IN SAID REGISTER'S OFFICE;

THENCE, SOUTH 43 DEGREES 58 MINUTES 48 SECONDS WEST, 153.12 FEET, TO A SET 1/2 INCH IRON ROD STAMPED RLS#1770, SAID IRON ROD BEING LOCATED AT THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERLY LINE OF THE HEREIN DESCRIBED TRACT, NORTH 75 DEGREES 17 MINUTES 16 SECONDS EAST, 393.55 FEET, TO A POINT AT A SET X-CUT IN WALK, IN THE EASTERLY MARGIN OF ANDREW JACKSON PARKWAY (60 FOOT R/W);

THENCE, WITH THE EASTERLY MARGIN OF ANDREW JACKSON PARKWAY, NORTHWARDLY ALONG A CURVE, 79.81 FEET TO A SET X-CUT IN WALK;

THENCE, WITH THE FOLLOWING CALLS;

SOUTH 84 DEGREES 52 MINUTES 24 SECONDS EAST 204.71 FEET TO A SET 1/2 INCH IRON ROD STAMPED RLS #1770; SOUTH 46 DEGREES 05 MINUTES 52 SECONDS EAST 41.60 FEET TO A SET 1/2 INCH IRON ROD STAMPED RLS #1770; SOUTH 84 DEGREES 52 MINUTES 24 SECONDS EAST 344.50 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Cecilia D. Meador, Trustee of the Cecilia D. Meador Revocable Living Trust Dated February 18, 2013, by Garry Meador, Trustee of the Charles W. Meador Revocable Living Trust Dated January 20, 2014 and Garry Meador, Terry Meador, Sonia Meador, and Tonja Reid, individually and as heirs at law of Charles W. Meador of record as instrument number 20221222-0131935 in the Register's Office for Davidson County, Tennessee, less the portion of the property conveyed to the Regional Transit Authority (RTA) by Warranty Deed from Charles W. Meador and Wife, Cecelia D. Meador of record as instrument number 20050902-0106105 in the Register's Office of Davidson County, Tennessee.