Karen Johnson Davidson County
Batch# 962241 DEEDQC
01/18/2023 02:28:03 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230118-0004137

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

TRUSTEE'S QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Cecilia D. Meador 4125 Andrew Jackson Pkwy. Hermitage, TN 37076	Same	075 13 0 210.00

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,** 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 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.

******

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

******

This is improved property known as 305 Bonnacroft Drive, Hermitage, Tennessee 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
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 she 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

Land in Davidson County, Tennessee, being Lot No. 160 on the Plan of Hermitage Hills, Section I, as of record in Book 2900, pages 48 and 49, Register's Office for said County.

Said Lot No. 160 fronts 106 feet on the northeasterly side of Bonnacroft Drive, and extends back 179.6 feet on the northerly line and 196.4 feet on the southeasterly line, to a deal line in the rear on which it measures 42.8 feet.

Being the same property conveyed to Cecilia D. Meador, Trustee, UDT, Cecilia D. Meador Trust, Dated: February 18, 2013, by Quitclaim Deed from Cecilia D. Meador (a/k/a Elizabeth Cecilia S. Meador) of record in Instrument No. 20130315-0026011.