Name and Address of New Owner:
Meadors Family Trust
4456 Sandalwood Street
Napa, CA 94558

Send Tax Bills To:
Same as Owner

Karen Johnson Davidson County
Batch# 966076 DEEDQC
01/31/2023 02:23:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230131-0007222

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No:

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Chris Meadors aka Christopher Evans Meadors, as his sole and separate property,** the Grantor," convey and quitclaim unto **Christopher Evans Meadors and Kelley Jordan Meadors as Trustees of the Meadors Family Trust dated September 1, 2020** "the Grantees," the following described real estate in Davidson County, Tennessee:

he following described land situated in Davidson County, Tennessee:

Being all of Lot No. 221, on the plan of Section 3, Highlands of Tulip Grove, of record in Plat Book 4675, Page 140, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Chris Meadors, as his sole and separate property by Warranty Deed from Jennie Marie McCutcheon, an unmarried woman of record as Instrument No. 20220929-0107408 in the Register's Office for Davidson County, Tennessee, dated September 26, 2022 and recorded on September 29, 2022.

Being the same property conveyed to Jennie Marie McCutcheon, a married woman by Warranty Deed, recorded December 9, 2019 as Instrument No. 20191209-0126755. Jennie Marie McCutcheon, is now unmarried having since divorced leaving the property as her sole and separate, pursuant to the Marital Dissolution Agreement and Final Divorce Decree Docket No. 22D-707 as filed in the Circuit Court for Davidson County, Tennessee.

For Information Only: Being Parcel 075-11-0-098

Being also known as 645 Netherlands Drive, Hermitage, TN 37076

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 27 day of Jan, 2023.

aka (SEAL)

Chris Meadors aka Christopher Evans Meadors

STATE OF _____

COUNTY OF _____

See Attached

On this _____ day of January, 2023, before me personally appeared Chris Meadors aka Christopher Evans Meadors, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this _____ day of January, 2023.

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____

CHRISTINA WILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31 day of January, 2023.

_____
Notary Signature
My commission expires: 1-6-2025

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss.
County of Napa)

On **January 27, 2023** before me, **L. Tschida,** Notary Public personally appeared **Chris Meadors aka Christopher Evans Meadors** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE _____

MGC1 L. TSCHIDA COMM. # 2290553 NOTARY PUBLIC ●CALIFORNIA NAPA COUNTY Comm. Exp. JUNE 26, 2023 MGC1

Tennessee Certification of Elctronic Document

I, Christina Wilbert, do herby make oath that I am a licensed attorney and/or the custodian of the origianl version of the elctronic 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 1/27/2023 (date of document).

Affiant Signature

1/31/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of January, 2023.

Notary's Signature

KENDRA D. TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Jan. 11, 2026

MY COMMISSION EXPIRES: 1/11/2026

NOTARY'S SEAL