Karen Johnson Davidson County
Batch# 970904 DEEDQC
02/14/2023 03:40:31 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230214-0010838

NEW OWNER :
Annette Nelly Jackson for Life,
Remainder in Fee Simple Absolute to Valerie Meadows

SEND TAX BILLS TO:
Annette Nelly Jackson
350 Beech Avenue
Madison, TN 37115
Map-Parcel Numbers:

Map and Parcel
051120 103.00

THIS INSTRUMENT PREPARED BY:

Burdine Law Firm, PLLC
Hannah Burdine, Attorney at Law
2021 Richard Jones Road, # 350C
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND HANNAH BURDINE, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

This QUITCLAIM DEED, executed on the 14th day of February 2023, in the County of Davidson, State of Tennessee by the Grantors, Annette Nelly Jackson and Valerie Meadows, to Grantee(s), Annette Nelly Jackson for life, remainder to Valerie Meadows in fee simple absolute, but if Valerie Meadows predeceases Annette Nelly Jackson, then to the heirs of Valerie Meadows in fee simple absolute.

WITNESSETH that the said Grantor(s), Annette Nelly Jackson and Valerie Meadows, for good consideration and for the sum of ten dollars ($10.00), paid by the Grantee(s), the receipt is whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantees as described above, to Annette Nelly Jackson for her life, remainder to Valerie Meadows in fee simple absolute, but if Valerie Meadows predeceases Annette Nelly Jackson, then to the heirs of Valerie Meadows in fee simple absolute, forever, all the right, title, interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements, appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Andrew Jackson Addition as of record on Book 547, Pages 83 and 84, Register's Office for Davidson County, Tennessee.

Said Lot fronts 75 feet on the Southwesterly Side of Beech Avenue and runs back between parallel lines, along the Southeasterly margin of Indian Trail 152 feet to a deadline.

3 bedroom, 1.5 bath, 1800 sq. feet, brick house.

Source of Title 20010510-0048708.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is a transfer pursuant to a domestic settlement agreement and is an adjustment of property rights between divorcing parties as such this conveyance is exempt from recordation tax under *Tenn. Code Ann.* § 67-4-409(a)(3)(E).

WITNESS MY SIGNATURE hereto this 14th day of February 2023.

Annette Nelly Jackson Grantor

ANNETTE NELLY JACKSON, GRANTOR

WITNESS MY SIGNATURE hereto this 14 day of February 2023.

Valerie Meadows

VALERIE MEADOWS, GRANTOR

STATE OF TENNESSEE
COUNTY OF
DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Valerie Meadows and Annette Nelly Jackson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of February 2023.

Selena C Munn
NOTARY PUBLIC

My commission expires: 7/12/2025

