This Instrument Prepared By:
Brandon R. Meredith, Attorney
100 Bluegrass Commons Blvd, Suite 2370
Hendersonville, Tennessee 37075
615.822.8822

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Jarvis J Neeley Evelyn M. Martin 106 McBratney Drive Hendersonville, TN 37075	Same	Part of Map 145 Parcel 67.04

FOR AND IN CONSIDERATION of good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, we, Rachel E. Blanke, f/k/a Rachel E. Neeley, Ashley N. Meadows, individually, and Ashley N. Meadows, Trustee of testamentary trust for the benefit of Cameron A. Tidwell, Jr., (the "Grantors"), do hereby quitclaim, transfer and convey all of our interest in and to the following described property to Jarvis J. Neeley and Evelyn M. Martin, equally, as tenants in common without right of survivorship (the "Grantees"), said property being a certain tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described a follows:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Riverwood Heights, Section 7, as of record in Book 7554, Page 34, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 100 feet on the northwesterly side of Cooper Lane and runs back between lines, 137.1 feet on the southeasterly side, and 170 feet on the northwesterly side, to a line in the rear measuring 105.2 feet thereon.

BEING the same property conveyed to Jarvis J Neeley, Evelyn M Martin, Rachel E. Neeley, Ashley N Meadows, individually, and Ashley N Meadows, Trustee of testamentary trust for the benefit of Cameron A Tidwell, Jr , pursuant to Item II of the Last Will and Testament of Marion B Mixon dated February 21, 2019, by Executor's Quitclaim Deed dated July 11, 2023, of record in Instrument Number 20230713-0053693, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of records.

Subject to any and all plats, easements, restrictions, and other matters of records.

This transfer is by quitclaim and we make no warranties about the title This deed is prepared on information provided by the Grantor and no examination has been made by the Preparer.

Property is subject to liens and encumbrances of record.

Karen Johnson Davidson County
Batch# 1044694 DEEDQC
08/31/2023 10 43 49 AM 3 pgs
Fees $17 00 Taxes $0 00
20230831-0068271

IN TESTIMONY WHEREOF, Grantors have executed this deed on the 21 day of August, 2023

Rachel E. Blanke, f/k/a Rachel E. Neeley

Ashley N. Meadows, Individually

Ashley N. Meadows, Trustee of testamentary trust for the benefit of Cameron A. Tidwell, Jr.,

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Before me, Alyssa Dietrich, a Notary Public in and for said County and State, aforesaid, personally appeared Rachel E. Blanke, f/k/a Rachel E. Neeley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at the office in Smyrna, Rutherford County, Tennessee, this 21 day of August, 2023.

NOTARY PUBLIC

ALYSSA DIETRICH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: August 15 2026

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Before me, Alyssa Dietrich, a Notary Public in and for said County and State, aforesaid, personally appeared Ashley N Meadows, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at the office in Smyrna, Rutherford County, Tennessee, this 21 day of August, 2023.

NOTARY PUBLIC

ALYSSA DIETRICH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: August 15 2026

RECORDED 09-11

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Before me, Alyssa Dietrich, a Notary Public in and for said County and State, aforesaid, personally appeared Ashley N. Meadows, Trustee of testamentary trust for the benefit of Cameron A. Tidwell, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at the office in Smyrna, Rutherford County, Tennessee, this 21 day of August, 2023.

NOTARY PUBLIC

ALYSSA DIETRICH NOTARY STATE OF TENNESSEE PUBLIC RUTHERFORD COUNTY

My Commission Expires August 15th 2026

STATE OF TENNESSEE)
COUNTY OF SUMNER)

This instrument is exempt from any and all transfer taxes there being no consideration paid for the transfer.

Affiant

Sworn to and subscribed before me
This 30 day of August, 2023.

Notary Public

CHRISTINA BAKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires 07.24.24