Karen Johnson Davidson County
Batch# 1049434 DEEDQC
09/13/2023 02:18:37 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230913-0071882

THIS INSTRUMENT PREPARED BY:
Bradley Arant Boult Cummings LLP (rjn)
1600 Division Street, Suite 700
Nashville, Tennessee 37203

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra H. Meadows, Trustee of the Sandra H. Meadows Revocable Trust 436 Kinhawk Drive Nashville, TN 37211	Same	172 08 0 045.00

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration for this transfer is $NONE

Sandra H. Meadows
Affiant

SUBSCRIBED AND SWORN to before me this 5th day of September, 2023.

Notary Public

My Commission Expires: 09/25/24

RUTH MEADOWS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, I, SANDRA H. MEADOWS, by these presents do hereby quitclaim to SANDRA H. MEADOWS, TRUSTEE OF THE SANDRA H. MEADOWS REVOCABLE TRUST u/t/a dated May 17, 2023, its successors and assigns, with full power to sell, transfer, convey, mortgage or encumber in any manner whatsoever, all without joinder of any other party, all of my right, title and interest, whatever that may be, in and to that certain tract or parcel of real property located in Davidson County, Tennessee and more particularly described on **Exhibit A** attached hereto and incorporated herein by reference.

This improved property is known as 436 Kinhawk Drive, Nashville, Tennessee 37211.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 5th day of September, 2023.

Sandra H. Meadows
SANDRA H. MEADOWS

RUTH MEACHAM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Before me, a Notary Public of the State and County aforesaid, personally appeared **SANDRA H. 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Nashville,~~ Brentwood, Tennessee, this 5th day of September 2023.

Ruth Meacham
Notary Public

My Commission Expires:
09/25/24

[NO TITLE SEARCH WAS PERFORMED IN THE PREPARATION OF THIS QUITCLAIM DEED PER GRANTEE'S AND GRANTOR'S REQUEST]

EXHIBIT A

Property Description

LAND in Davidson County, Tennessee, being Lot No. 98 on the Plan of Forest Acres, Estates, Section 2, of record in Book 4175, page 128, Register's Office for said County.

SAID Lot No. 98 has frontages of 262.81 feet on the northerly side of Kinhawk Drive and 174.50 feet on the easterly side of an unnamed street connected at the northeast corner of the intersection of said Drive and street by a curved line with a 25-foot radius and length of 39.27 feet, and runs back 166.93 feet on the easterly line and 198.75 feet on the broken northerly line in two sections to a point at the rear.

Being the same property conveyed to Edward D. Meadows, Jr. and wife, Sandra H. Meadows by deed from Willie K. Davis, Trustee with full power of record in Book 4764, Page 833, Register's Office for Davidson County, Tennessee. The said Edward D. Meadows, Jr. having predeceased Sandra H. Meadows.