Karen Johnson
Batch # 1080102
12/08/2023 12:03:34 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20231208-0094947

This Instrument Prepared By:
Erin Hagerty
CAMERON WORLEY, P.C.
112 Westwood Place, Suite 240
Brentwood, Tennessee 37027

Address of Owner:
Lance A. Reed
1110 Draughon Avenue
Nashville, TN 37204

Send Tax Bills To:
Same

Map-Parcel Numbers:
Map 147-07-0-B
Parcel 49.00

FIDUCIARY QUITCLAIM DEED

WHEREAS, Stephen F. Meade died on September 20, 2022, leaving a Last Will & Testament dated November 8, 2018; and

WHEREAS, said Will was admitted to probate on November 10, 2022, in the Probate Court for Davidson County Tennessee, Docket No. 22P-1874; and

WHEREAS, Ashlee K. Skelton and Stephen H. Skelton were appointed Co-Executors of said Last Will & Testament of Stephen F. Meade; and

WHEREAS, the Co-Executors were duly qualified and all valid claims filed against the estate have been satisfied and released; and

WHEREAS, this real property was owned by the decedent and his late wife, Helen Katherine Creason Meade, as tenants by the entireties, until her death on April 29, 2010; and

WHEREAS, the Co-Executors desire to transfer this real property to Lance A. Reed as a specific devisee under decedent's Will.

NOW, THEREFORE, as a distribution from the Estate of Stephen F. Meade and for no other consideration, we, Ashlee K. Skelton and Stephen H. Skelton, Co-Executors, by these presents hereby quitclaim and convey unto Lance A. Reed, a married person, his heirs and assigns, all right, title, and interest in the following described tract or parcel of land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. J-49, Parcel No. 49 in Woodlea Place Townhouses, as of record in Book 5050, Page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Stephen F. Meade, by deed, from Ednelia Mai Eckhardt Manning and husband, A. M. Manning, of record in Book 9195, page 612, dated December 1, 1993, said Register's Office. Said property was further conveyed to Stephen F. Meade and wife, Helen Katherine Creason Meade, by deed dated August 24, 2006, of record as Instrument No. 20060828-0106324, said Register's Office for Davidson County, Tennessee. Helen Katherine Creason Meade having since died on April 29, 2010.

This is improved property known as 4958 Edmondson Pike, Unit J-49, Nashville, Tennessee.

By signing this deed, the Co-Executors release any right they may have to recover this property in the event of the subsequent insolvency of the Estate of Stephen F. Meade.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of this county affecting this property.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands on this the 4 day of December, 2023.

Ashlee K. Skelton, Co-Executor of the Estate of Stephen F. Meade

Stephen H. Skelton, Co-Executor of the Estate of Stephen F. Meade

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, ERIN HAGERTY, a Notary Public of said state and county aforesaid, personally appeared Ashlee K. Skelton and Stephen H. Skelton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged themselves to be Co-Executors of the Last Will & Testament of Stephen F. Meade, the within named bargainor, and that they, as such Co-Executors, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, at office in Brentwood,, Tennessee, this 4 day of December, 2023.

ERIN HAGERTY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-22-2025

NOTARY PUBLIC
My Commission Expires: 11.22.2025

PURSUANT TO TENNESSEE CODE ANNOTATED §67-4-409(a)(1)(C)(iv), THIS DEED EVIDENCES THE DISTRIBUTION OF THE SUBJECT PROPERTY TO A BENEFICIARY OF AN ESTATE AND IS EXEMPT FROM TAXATION. PURSUANT TO T.C.A. §67-4-409(a)(1)(E), NO VALUATION OATH IS REQUIRED.