After recording, return document
and send future tax statements to:
Mary Ann & Ken Meredith
601 Fairway Trail
Springfield TN 37172

Karen Johnson Davidson County
Batch# 1137472 DEEDQC
05/21/2024 08:56:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240521-0037624

This instrument prepared by:
Deborah Kennedy
98 Timber Creek Drive
Cordova, TN 38018
(901) 737-3883 ext 103

QUITCLAIM DEED

Under T.C.A. § 66-5-103(B)(2)

THIS INDENTURE, made this 6th day of May , 2024 between the grantor,

Mary Ann Jones Meredith, and Herbert Kenneth Meredith
601 Fairway Trail
Springfield TN 37172

and the grantee,

The Mary and Herbert Meredith Revocable Living Trust
601 Fairway Trail
Springfield TN 37172

WITNESSETH, that in consideration of the sum of
$10.00 Dollars and Zero Cents and other valuable consideration.
in hand paid, the receipt of which is hereby acknowledged, the grantor does hereby quitclaim to the grantee all interest in the following land, situated in the County of Davidson
State of Tennessee, to wit:

See Exhibit "A"

Exhibit A

Beginning at an iron pin at a post in the easterly margin of Brick Church Pike, at the corner of the property conveyed to J. L. Carter by deed of record in Book 1633, page 509, thence along the margin of said Pike, North 1 deg. 30' East 311 feet to an iron pin; thence due East 420 feet to an iron pin; thence South 1 deg. 30' West 311 feet to an iron pin in a fence, Carter's North Line; thence along Carter's Line and along a fence due west 420 feet to the point of beginning, containing 3.8 acres ±.

Being the same property conveyed to William Harlan Jones and wife, Gladys M. Jones by deed from certain Trustees, of record in Book 2964, page 489, Register's Office for Davidson County, Tennessee.

Included in the above description but excluded from the conveyance is the following:

Land in Davidson County, Tennessee, being part of Tract 1, Block "C" of the Hyde Property, a plan of which is of record in Minute Book "H", page 120, County Court Clerk's Office for Davidson County, Tennessee, and described as

BEGINNING at a point in the Easterly margin of Brick Church Pike at the corner of the property conveyed to J. L. Carter, by deed of record in Book 1633, page 509, RODC, Tennessee; thence along the margin of said Pike, North 4° 50' 38" East 310.53 feet to a point; thence South 86° 51' 25" East 46 feet, more or less, along the property line between W. H. Jones and Trustees of Love Methodist Episcopal Church to a point; thence South 5° 32' 42" East 45.05 feet, more or less, to a point 85 feet East of the centerline of said Pike; thence South 10° 12' West 55 feet to a point, said point being the beginning of a controlled access fence and all right of ingress or egress to, from and across the same, to and from abutting lands as hereby conveyed continuing South 10° 12' West 105.67 feet along said fence to a point; thence South 42° 52' 57" East 74.33 feet along the said fence to a point; thence Southeasterly along said fence around a curve that has a222 foot radius 157.74 feet to a point, said point being the East end of said controlled access and fence; thence North 86° 46'22" West 239.41 feet along W. H. Jones South property line to the point of beginning and containing 0.52 acres, more or less.

Said excepted property is the same land conveyed to Metropolitan Government by William Harlan Jones, et ux, as recorded in Book 4789, page 646, Register's Office for said County and State.

There is, however, in addition to the first above described tract hereby conveyed to create the joint tenancy an additional tract described as BEING part of Lot 689 and part of a Reserved Parcel "M" on the Plan of Parkwood Estates, Section 4, as of record in Book 3300, page 79, Register's Office for Davidson County, Tennessee.

thence continuing with same north 43° 33' west 70.93 feet to a point; thence northwesterly 62.42 feet around a curve that has a radius of 222 feet on the new relocated northeasterly margin of Briley Parkway to a point; thence leaving said Parkway South 86° 46' east 179.89 feet along the line between the Jones Property and the Reserved Parcel "M" on said plan to a point, thence south 48° 39' west 9.37 feet to a point on the north margin of Doverside Court; thence northwesterly 13.09 feet aound a curve that has a 50 foot radius on the new relocated northerly margin of Doverside Court to a point of a reverse curve; thence wouthwesterly 257.83 feet around a curve that has a 50 foot radius on the new relocated margin of Doverside Court to a point of a reverse curve; thence northeasterly 13.09 feet around a curve that has a 50 foot radius on the new relocated souherly margin of Doverside Court to the point of beginning.

Being part of the property conveyed to Metropolitan Government by deed of record in Book 4818, page 809, Book 4700, Page 787 and Book 4723, page 492, Register's Office for Davidson County, Tn., and the same property conveyed by Metropolitan Government for Nashville and Davidson County, Tennessee, to William H. Jones, recorded in Bk.5347, pag238

This is improved property, known as 3225 Brick Church Pike, Nashville, Tennessee, 37207.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. And we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered. We do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Parcel ID: 050 14 0 002.00
Commonly known as: 3225 Brick Church Pike, Nashville TN 37207
Source of title:
Warranty Deed Recorded June 5, 1984, No 4664, Book 6208, Page 885-887.

THIS CONVEYANCE is made subject to:
All applicable restrictions, easements, building setback lines and conditions of record, including but not limited to those in the Register of Deeds' office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the day and year first above written.

Signature: Herbert Kenneth Meredith
Print name: Herbert Kenneth Meredith
Capacity: GRANTOR

Signature: Mary Ann Jones Meredith
Print name: Mary Ann Jones Meredith
Capacity: GRANTOR

Signature: _____
Print name: _____
Capacity: _____

Signature: _____
Print name: _____
Capacity: _____

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Tennessee
COUNTY OF Shelby

On this 14th day of May, 2024, before me personally appeared Herbert Kenneth & Mary Ann Meredith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that ____ executed the same as ____ free act and deed.

Signature: Dollester Johnson
Print name: Dollester Johnson
Title: Notary
My commission expires: May 18, 2025

DOLLESTER JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Oath of Consideration

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00

Ken Meredith
Affiant 1

Mary Ann Meredith
Affiant 2

Affiant 3

Affiant 4

STATE OF TENNESSEE }
COUNTY OF Shelby }

Subscribed and sworn before me this the 14th day of May, 2024

Dollester Johnson
Notary Public

My commission expires: May 18, 2025

DOLLESTER JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

The following information is not a part of this Deed

Property Address:

3225 Brick Church Pike
Nashville, TN 37207

Owner's Name and Address

Mary Ann & Ken Meredith
601 Fairway Trail
Springfield TN 37172

Parcel Number:
050 14 0 002.00

Mail Tax Bills to:
Mary Ann & Ken Meredith
601 Fairway Trail
Springfield TN 37172

Tennessee Certification of Electronic Document

I, Michael Simpson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic 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 5/17/2023 (date of document).

Michael Simpson
Affiant Signature

5/17/2023
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 17th day of May, 2023.

Dollester Johnson
Notary's Signature

MY COMMISSION EXPIRES: May 18, 2025

NOTARY'S SEAL

