THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P24-16450-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 910,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2024 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1148249 DEEDWARR
06/18/2024 08:18:30 AM 4 pgs
Fees: $23.00 Taxes: $3,367.00
20240618-0045469

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Frank E Neal, IV		
2405 Dickerson Pike	New Owner	117-04-0-229.00
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Julia Meador Moss, Trustee of the David Meador Revocable Trust dated March 28, 2024**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frank E Neal, IV**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Belmont Terrace, of record in Book 421, Page 101, Register's Office for said County.

Said Lot No. 79 fronts 60 feet on the Northerly margin of Cedar Lane and extends back between parallel lines 160 feet to a 15 foot alley.

Being the same property conveyed to David F. Meador and wife, Connie S. Meador by Warranty Deed from Greg Tucker and Ellen B. Tucker of record in Book 5056, page 632, Register's Office for Davidson County, Tennessee, dated August 11, 1976 and recorded on August 12, 1976.

The said Connie S. Meador having died on September 08, 2023.

Being the same property conveyed to David F. Meador and Julia Meador Moss, Co-Trustees of the Trust Agreement of David Meador Revocable Trust, dated March 28, 2024 by Quitclaim Deed from David F. Meador of record in Instrument No. 20240402-0022836 Register's Office for Davidson County, Tennessee, dated March 28, 2024 and recorded on April 02, 2024.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1804 Cedar Lane, Nashville, TN 37212**

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, unless otherwise herein set out; and 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 13 day of June, 2024.

David Meador Revocable Trust dated March 28, 2024

BY: Julia Meador Moss, Trustee
Julia Meador Moss, Trustee

STATE OF _____
COUNTY OF _____

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Julia Meador Moss** with whom I am personally acquainted and who upon her oath acknowledged himself/herself to be the **Trustee** of the **David Meador Revocable Trust,** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Julia Meador Moss** as such **Trustee**.

Witness my hand and official seal this the ____ day of _____, _____.

My Commission expires: _____

_____
Notary Public

See attached certificate

NEW YORK ALL-PURPOSE ACKNOWLEDGMENT
REAL PROPERTY LAW §309-a

State of New York
County of New York } ss.

On the 13th *Day* day of June *Month* in the year 2024 *Year* before me,

the undersigned personally appeared Julia Meador Moss *Name of Signer*,

(and / *Name of Additional Signer, if Any*,) personally known to me or

proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Signature of Notary Public
Notary Public — State of New York

Place Seal Below OR Complete Lines Below

ALBERT KHOO
Notary Public, State of New York
Reg. No. 01KH0014947
Qualified in New York County
Commission Expires: 10/26/2027

Albert Khoo
Name of Notary

New York
Name of County in Which Originally Qualified

10/26/2027
Commission Expiration Date

N/A
Name of County in Which Certificate of Official Character Filed (if required)

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: June 13, 2024 Number of Pages: 02

Signer(s) Other Than Named Above: No Other Signers

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Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **June 13, 2024**.

Affiant Signature

June 17, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 17th day of June, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25