Karen Johnson Davidson County
Batch# 1176063 DEEDWARR
08/30/2024 03:07:30 PM 5 pgs
Fees: $28.00 Taxes: $1,313.50
20240830-0067138

WARRANTY DEED

File No. AT-24-7385

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2024

Notary Public

MY COMMISSION EXPIRES: 3-28-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bailey Packard	New Owner	
(NAME)	(NAME)	
645 Netherlands Drive		075-11-0-098.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, I/we, **Kelley Jordan Meadors and Christopher Evans Meadors, Trustees of The Meadors Family Trust dated September 1, 2020**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bailey Packard, a single woman**, HEREINAFTER CALLED THE GRANTEE, 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. 221 on the Plan of Section 3, Highlands of Tulip Grove of record in Plat Book 4675, Page 140, and Amended in Book 10479, Page 219, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennie Marie McCutcheon, a married woman by Warranty Deed from Benjamin L. McCoy and Tammy Rebecca McCoy of record in Instrument No. 20191209-0126755 Register's Office for Davidson County, Tennessee, dated December 06, 2019 and recorded on December 09, 2019.

Being the same property conveyed to Chris Meadors, as his sole and separate property by Warranty Deed from Jennie Marie McCutcheon, an unmarried woman of record in Instrument No. 20220929-0107408 Register's Office for Davidson County, Tennessee, dated September 26, 2022 and recorded on September 29, 2022.

Being the same property conveyed to Christopher Evans Meadors and Kelley Jordan Meadors as trustees of The Meadors Family Trust dated September 1, 2020 by Quitclaim Deed from Chris Meadors aka Christopher Evans Meadors, as his sole and separate property of record in Instrument No. 20230131-0007222 Register's Office for Davidson County, Tennessee, dated January 27, 2023 and recorded on January 31, 2023.

This is property more commonly known as 645 Netherlands Drive, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 29th day of August, 2024.

The Meadors Family Trust dated September 1, 2020

By: _____
Christopher Evans Meadors, Trustee

By: _____
Kelley Jordan Meadors, Trustee

STATE OF California
COUNTY OF Napa

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Christopher Evans Meadors and Kelley Jordan Meadors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Trustees of the Meadors Family Trust dated September 1, 2020, the within named bargainor, and that he/she as such Trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustees.

Witness my hand, at office, this 29th day of August, 2024.

_____
Notary Signature
My commission expires: April 12, 2025

* Please See attached California Acknowledgement dated 08-29-2024

Notary Public
California

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Napa }

On 08-29-2024 (Date) before me, Diana E. Lyons, Notary Public (insert name and title of the officer),
personally appeared Christopher Evans Meadors who proved to me on the basis of satisfactory evidence to be the person(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 authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DIANA E. LYONS
Notary Public - California
Napa County
Commission # 2354220
My Comm. Expires Apr 12, 2025

Signature (Seal)

OPTIONAL DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Warranty Deed

Document Date: 08-29-2024 Number of Pages: _____

Other Information: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Napa }

On 08-29-2024 (Date) before me, Diana E. Lyons, Notary Public (insert name and title of the officer),
personally appeared Kelley Jordan Meadors who proved to me on the basis of satisfactory evidence to be the person(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 authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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DIANA E. LYONS
Notary Public - California
Napa County
Commission # 2354220
My Comm. Expires Apr 12, 2025

Signature (Seal)

OPTIONAL DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Warranty Deed

Document Date: 08-29-2024 Number of Pages: _____

Other Information: _____

Certificate of Authenticity

I, Amanda Maynor, 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

August 29, 2024.

Date

Affiant Signature

August 30, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of August, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON