Karen Johnson Davidson County
Batch# 1208719 DEEDQC
11/27/2024 08:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241127-0092703

QUITCLAIM DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/2/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0624

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Beebe Darlene Bryant, Trustee of The Beebe Bryant Oath Trust dated April 5, 2023	NEW OWNER	Map: 11507007100
(NAME) 754 W. Meade Dr.	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

THOMAS A. BRYANT,

HEREINAFTER CALLED THE GRANTOR, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

BEEBE DARLENE BRYANT, TRUSTEE OF THE BEEBE BRYANT OATH TRUST DATED APRIL 5, 2023,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY INTEREST IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Section Four, West Meade Estates, of record in Plat Book 3300, Page 61, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Beebe Darlene Bryant, Trustee of The Beebe Bryant Oath Trust dated April 5, 2023, and any amendments thereto, by deed from Beebe D. Bryant, an unmarried person, of record in Instrument No. 20230421-0029348, dated April 5, 2023, Register's Office for said County. And being the same property conveyed to C. Peter Bryant, (a married man), Thomas A. Bryant, (a married man), and Beebe D. Bryant (unmarried), and their successors and assigns a one-third undivided interest each, by Quitclaim Deed from Beebe D. Bryant, Successor Trustee of the Welch C. Bryant or Flora S. Bryant Joint Revocable Living Trust Agreement dated April 8, 1997, of record in Instrument No. 20080314-0026055, said Register's Office. See also Quitclaim Deed of record in Book 10426, Page 95, and Warranty Deed of record in Book 3797, Page 155, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property, known as 754 W. Meade Dr., Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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 hand this 25th day of November, 2024.

Thomas A. Bryant

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas A. Bryant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 25th day of November, 2024

My Commission Expires:

11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Adam LaFever, 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 November 26, 2024.

Affiant Signature

11/26/24
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 26 day of November, 2024.

Notary's Signature

My Commission Expires: 05/08/2028

Notary's Seal

RILEY HERRICK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2028
DAVIDSON COUNTY

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-24-754