Karen Johnson Davidson County
Batch # 1256984 DEEDQC
04/07/2025 08 55 02 AM 3 pgs
Fees $17 00 Taxes $0 00
20250407-0025968

PREPARED BY AND RETURN TO
Ryan W Barry, Attorney at Law
P O Box 400
Winchester, TN 37398

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Mark Meadors and Beth Thornburg 225 Jones Lane Ashland City, TN 37015	Mark Meadors and Beth Thornburg 225 Jones Lane Ashland City, TN 37015	038 00 0 122 00

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, Mark Evans Meadors (referred to herein as the "Grantor") does hereby sell, transfer, convey, and quitclaim unto Mark Evans Meadors and wife, Elizabeth Ann Thornburg, as tenants by the entireties (collectively referred to herein as the "Grantees"), all of Grantor's right, title, and interest in the certain tracts or parcels of real property, situated in Davidson County, Tennessee, described in Exhibit "A" of this Quitclaim Deed attached hereto and incorporated herein by reference.

SEE ATTACHED EXHIBIT "A"

Grantor and Grantees acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and attorney Ryan W. Barry disclaims responsibility for the status of the title to the property or for the accuracy of such information.

(Signatures on following page)

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 14th day of March, 2025.

GRANTOR:

MARK EVANS MEADORS

STATE OF TENNESSEE :
COUNTY OF Cheatham :

On this 14th day of March, 2025, before me, a Notary Public of the state and county aforesaid, personally appeared MARK EVANS MEADORS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

WITNESS my hand and seal this 14th day of March, 2025.

Rebecca Knox
Notary Public
My Commission Expires: 1/11/2027

REBECCA KNOX STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE :
COUNTY OF Cheatham :

I hereby swear and affirm that the actual consideration for this transfer is $0.00

GRANTEES:

MARK EVANS MEADORS

ELIZABETH ANN THORNBURG

Sworn and subscribed to before me
this 14th day of March, 2025.

Rebecca Knox
Notary Public
My Commission Expires: 1/11/2027

REBECCA KNOX STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

EXHIBIT A

MAP & PARCEL: 038 00 0 122.00

REAL PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING a parcel of land in Nashville, Davidson County, Tennessee, the same property conveyed by Frank L. Dixon and Mable W. Dixon, his wife, to Pershing H. Overstreet and Dorothy K. Overstreet, by deed dated November 21, 1969, of record in Deed Book 4431, Page 450, in the Register's Office for Davidson County, Tennessee, being the property described in that deed as "one acre of ground and a four room house located on our farm, seven tenths of a mile (0.7), North of Old Hickory Boulevard, on Eatons Creek Road in Davidson County; and being property presently enclosed within a fence, the four room house and a out building having burned subsequent to November 21, 1969, and being a portion of the same property conveyed to F. L. Dixon (same person as Frank L. Dixon) and wife, Mable W. Dixon, by Mary Jane Harrington by deed of record in Deed Book 1160, Page 515, in the Register's Office for Davidson County, Tennessee."

SOURCE OF TITLE: Warranty Deed of record in Deed Book 5572, Page 230, Register's Office, Davidson County, Tennessee.

NO BOUNDARY SURVEY OF THE WITHIN TRACTS OR PARCELS OF REAL ESTATE WAS MADE AT THE TIME OF THIS CONVEYANCE, AND THE DESCRIPTION OF THE WITHIN TRACTS OR PARCELS OF REAL ESTATE IS NOT DIFFERENT FROM PREVIOUS DEEDS.