Karen Johnson
Batch # 1271621
05/12/2025 08 10 13 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250512-0036837

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

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Mark Meadors and Beth Thornburg, Co-Trustees 225 Jones Lane Ashland City, TN 37015	Mark Meadors and Beth Thornburg, Co-Trustees 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 and wife, Elizabeth Ann Thornburg (collectively, the "Grantors"), do hereby sell, transfer, convey, and quitclaim unto Mark Evans Meadors and Elizabeth Ann Thornburg, Co-Trustees of the 2025 Meadors-Thornburg Tenancy by the Entirety Revocable Trust U/A dated March 14, 2025 (which is a Joint Revocable Living Trust, hereinafter referred to as the "Grantee"), and its heirs and assigns, all of Grantors' right, title and interest in the certain tracts or parcels of real property in Davidson County, Tennessee described in Exhibit "A" of this Quitclaim Deed attached hereto and incorporated herein by reference.

(SEE ATTACHED EXHIBIT "A")

The property being conveyed by this Deed was held by the Grantors as tenants by the entirety with the right of survivorship as at common law, and it is the Grantors' intention that the provisions of Tennessee Code Annotated Section 35-15-510 apply to the property being conveyed by this Deed and any proceeds from any subsequent sale thereof. Grantors and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and Ryan W. Barry disclaims responsibility for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed this 14th day of March, 2025.

GRANTORS:

MARK EVANS MEADORS

ELIZABETH ANN THORNBURG

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 and ELIZABETH ANN THORNBURG, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

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

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

2025 MEADORS-THORNBURG TENANCY BY THE ENTIRETY REV TRUST U/A DTD March 14th, 2025

MARK EVANS MEADORS, Co-Trustee/Affiant

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

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: Being the same property conveyed to Mark Evans Meadors and Elizabeth Ann Thornburg by Quitclaim Deed of record at Instrument No. 20250407-0025968, 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.