Karen Johnson Davidson County
Batch# 1276165 DEEDQC
05/21/2025 03:47:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250521-0040155

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Ray Meeks, Trustee, Affiant Subscribed and sworn to before me, this 30th day of April, 2025. Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 6/26/2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Ray Meeks and/or Cassandra Yingling Meeks, Trustees 4105 Dorman Drive Nashville, TN 37215	SAME	131010C00300CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ray Meeks and wife, Cassandra Yingling Meeks**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership

interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Ray Meeks and/or Cassandra Yingling Meeks, Trustees of the Ray & Cassandra Meeks Living Trust, established by the Revocable Trust Agreement of Ray Meeks and Cassandra Yingling Meeks dated April 30, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 30th day of April, 2025.

Ray Meeks

Ray Meeks

Cassandra Yingling Meeks

Cassandra Yingling Meeks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ray Meeks and Cassandra Yingling Meeks, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of April, 2025.

My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Alice M. Bohannon

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 4105 on the Revised Plan of Park Place as of record in Book 4860, Page 115, revised in Book 4860, Page 124, Book 5050, Page 98, amended in Book 5056, Page 872, Book 5088, Page 360, Book 5151, Page 206, Book 5223, Page 789, Book 5293, Page 838, Book 5302, Page 667, Book 5316, Page 227, Book 5482, Page 252, Book 5614, Page 859, Book 5722, Page 772 and Book 5798, Page 732, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ray Meeks and Cassandra T. Meeks, husband and wife, by deed from Mark J. Vane and Brooke P. Vane, husband and wife, of record in Instrument No. 20170928-0099460 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2025 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4832, Page 411; Book 5041, Page 433; Book 7565, Page 192; Book 9729, Page 54 and Book 10491, Page 211, all of record in the Register's Office for Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAN OF PARK PLACE, as recorded in Plat Book 4860, Page(s) 115; Book 4860, Page 124; Book 5050, Page 98; Book 5056, Page 872; Book 5088, Page 360; Book 5151, Page 206; Book 5223, Page 789; Book 5293, Page 838; Book 5302, Page 667; Book 5316, Page 227; Book 5482, Page 252; Book 5614, Page 859; Book 5722, Page 772 and Book 5798, Page 532, all of record in the Register's Office for Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. An Easement for Water Main of record in Book 1108, Page 487, Register's Office for Davidson County, Tennessee.
5. Charter of Park Place Homeowners Association Inc. recorded in Book 5052, Page 546, Register's Office for Davidson County, Tennessee.

6. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

Cassandra Yingling Meeks and Cassandra Y. Meeks are one and the same person.

This is improved property known as 4105 Dorman Drive, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 April 30, 2025.

April 30, 2025
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of May, 2025.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

