Karen Johnson
Batch # 1307285
08/11/2025 12:01:55 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20250811-0063593

This Instrument Prepared By:
L. Glenn Worley
CAMERON WORLEY, P.C.
109 Westpark Drive, Suite 235
Brentwood, Tennessee 37027

Address of Owner:
Ashlee K. Skelton
840 High Point Ridge Rd.
Franklin, TN 37069

Send Tax Bills To:
Same

Map-Parcel Numbers:
Map 71-15-0
Parcel 449

FIDUCIARY QUITCLAIM DEED

WHEREAS, Stephen F. Meade ("Decedent") died on September 20, 2022, leaving a Last Will & Testament dated November 8, 2018 (the "Will"); and

WHEREAS, the Will was admitted to probate on November 10, 2022, in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, Docket No. 22P-1874; and

WHEREAS, Ashlee K. Skelton and Stephen H. Skelton were appointed Co-Executors of the Will; and

WHEREAS, the Co-Executors were duly qualified and all valid claims filed against the estate have been satisfied and/or released; and

WHEREAS, the real property described herein was owned by Decedent and his late wife, Helen Katherine Creason Meade, as tenants by the entireties, until her death on April 29, 2010; and

WHEREAS, the Co-Executors desire to transfer this real property to Ashlee K. Skelton as a specific devisee under Item V, paragraph A.3 of the Will, which was filed in the above-referenced Seventh Circuit (Probate) Court for Davidson County, Tennessee, probate matter, being Docket No. 22P-1874.

NOW, THEREFORE, as a distribution from the Estate of Stephen F. Meade and for no other consideration, we, Ashlee K. Skelton and Stephen H. Skelton, Co-Executors, by these presents hereby quitclaim and convey unto Ashlee K. Skelton, a married person, her heirs and assigns, all right, title, and interest in the following described tract or parcel of land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 42 on the Map of Sharpe and Horns First Addition, as of record in Plat Book 57, page 152, Register's Office of Davidson County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Stephen F. Meade from Lee Putman via Quitclaim Deed and from Sandra J. Meade to Lee Putman via the same instrument of record in Book 9099, Page 968, said Register's Office. Said property was further conveyed by Stephen F. Meade to Stephen F. Meade and wife, Helen Katherine Creason Meade, by deed dated August 24, 2006, of record as Instrument No. 20060828-0106324, said Register's Office for Davidson County, Tennessee, Helen Katherine Creason Meade having since died on April 29, 2010.

By Final Order of Dismissal and to Quiet Title of 1217 Stainback Ave., Nashville, Tennessee, of the Chancery Court for the State of Tennessee, 20th Judicial District, Davidson County, Tennessee, Part IV, entered on July 15, 2025, in the matter of Skelton v. Eakes, the Quitclaim Deed filed as Instrument #20221227-0132623, purporting to convey the same property to Ronald Eakes, Sr., from Stephen F. Meade, was determined to be ineffective and therefore null and void, *ab initio*.

This is improved property known as 1217 Stainback Avenue, Nashville, Tennessee 37207.

By signing this deed, the Co-Executors release any right they may have to recover this property in the event of the subsequent insolvency of the Estate of Stephen F. Meade.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of this county affecting this property.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands on this the 9 day of August, 2025.

Ashlee K. Skelton, Co-Executor of the Estate of Stephen F. Meade

Stephen H. Skelton, Co-Executor of the Estate of Stephen F. Meade

SUSAN B STARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 06, 2027

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said state and county aforesaid, personally appeared Ashlee K. Skelton and Stephen H. Skelton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged themselves to be Co-Executors of the Last Will & Testament of Stephen F. Meade, the within named bargainors. and that they, as such Co-Executors, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, at office in Franklin, Tennessee, this 9 day of August, 2025.

SUSAN B STARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 06, 2027

NOTARY PUBLIC
My Commission Expires: 09-06-2027

THIS DEED EVIDENCES THE DISTRIBUTION OF THE SUBJECT PROPERTY TO A BENEFICIARY OF AN ESTATE AND IS EXEMPT FROM TAXATION UNDER TENNESSEE CODE ANNOTATED §67-4-409(a)(1)(C)(iv). IN ACCORDANCE WITH T.C.A. §67-4-409(a)(1)(E), NO VALUATION OATH IS REQUIRED.