QUITCLAIM DEED

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson
Batch # 1319160
09/08/2025 09 51 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
1 pg

20250908-0071391

STATE OF TENNESSEE
COUNTY OF SUMNER

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 July, 2025

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL) 4/26/26

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
226 WCG LLC	226 WCG LLC	025 04 0 035 00
(NAME)	(NAME)	
226 West Cedar Street	226 West Cedar Street	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20251164

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Sherry Louise Meadows, Trustee of Dawn Lanette Mumford T/U/W F/B/O Joshua Vance Mumford**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **226 WCG LLC**, hereinafter called the GRANTEES, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Certain real property situate in Davidson County, Tennessee, and described as follows

Being Lot No. 3 on the Map of W C. Moncrief's Subdivision of Goodlettsville, of a part of the Mathes Subdivision and a part of the abandoned right-of-way of Old Cedar Street described as follows Beginning at a point in the southerly margin of the new right-of-way of West Cedar Street, opposite the corner of Lot Nos. 2 and 3, thence in a southerly direction along the line of Lot Nos 2 and 3, 158 6 feet, thence in an easterly direction along the rear line of Lot No. 3, 75 feet to the corner of Lots 3 and 4; thence northerly 151.2 feet to the new southerly margin of West Cedar Street, thence with the margin of said street, in a westerly direction, 75 4 feet to the beginning, according to survey by William Collier Parish Associates, dated 02/27/1961

BEING the same property conveyed to Lanette Mumford, unmarried, by Warranty Deed from Scott E Fellwock and wife, Karen L. Fellwock, dated 08/22/1997 and filed of record in Book 10580, page 247, Register's Office for Davidson County, Tennessee The said Lanette Mumford having died testate a citizen and resident of Davidson County, TN on or about 08/11/2022 Pursuant to her Will, which Will is of record in Docket No 22P-1774, she devised subject premises to the Dawn Lanette Mumford TUW FBO Joshua Vance Mumford, and under Item 2, 2 B of said Will, she appointed Sherry Louise Meadows, Trustee of said Trust

AND BEING the same property conveyed to Sherry Louise Meadows, Trustee of Dawn Lanette Mumford TUW FBO Joshua Vance Mumford by Executor's Quitclaim Deed from Sherry Louise Meadows, Personal Representative of the Estate of Dawn Lanette Mumford, dated 11/02/2022 and filed of record in Inst. No 20221102-0118492, Register's Office for said County.

Lanette Mumford and Dawn Lanette Mumford being one and the same person

Unimproved ☐

This is improved ☒ property, known as 226 West Cedar Street, Goodlettsville, TN 37072
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

Witness my hand 31st day of July, 2025

Sherry Louise Meadows, Trustee
Sherry Louise Meadows, Trustee of Dawn Lanette Mumford T/U/W F/B/O Joshua Vance Mumford

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Sherry Louise Meadows, Trustee of Dawn Lanette Mumford T/U/W F/B/O Joshua Vance Mumford**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 31st day of July, ~~2003~~ 2025

My Commission Expires 1-30-2027

Connie L. Timbs
Notary Public