Karen Johnson Davidson County
Batch# 1329929 DEEDQC
10/03/2025 11:18:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251003-0079017

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to:
Covius Settlement Services, LLC
2001 NE 46th Street, Ste 25
Kansas City, MO, 64116
510 - 1084188

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Erica Nicole Meeks	Erica Nicole Meeks	141 05 0A 079.00
508 Lyndeboro Court	508 Lyndeboro Court	
Nashville, TN 37221	Nashville, TN 37221	

QUITCLAIM DEED

Exempt Pursuant §67-4-409(a)(4)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, ANDREW MICHAEL SHAW, divorced-not remarried, and ERICA NICOLE MEEKS formerly known as ERICA NICOLE SHAW, divorced-not remarried, hereinafter referred to as "Grantor", whose mailing address is: 508 Lyndeboro Court, Nashville, TN 37221. does hereby convey, transfer, remise, release, relinquish and quitclaim unto ERICA NICOLE MEEKS, unmarried, hereinafter referred to as "Grantee", whose mailing address is: 508 Lyndeboro Court, Nashville, TN 37221, her heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 79 on the Plan of Avondale Park, Phase 1, Section 2, of record in Instrument No. 20081218-0121117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Tax ID No.: 141 05 0A 079.00

BEING the same property conveyed to Andrew Michael Shaw and Erica Nicole Shaw, husband and wife, by Deed recorded in Instrument No. 20180815-0080837, in the Office of the County Register of Deeds for Davidson County, Tennessee. This conveyance is made pursuant to Final Decree of Divorce entered in Docket No. 21D1877, in the Fourth Circuit for Davidson County, Tennessee at Nashville.

Statement required by T.C.A. 66-24-121:
The foregoing legal description is the same as contained in the previous deed of record.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26th day of September, 20 25.

ANDREW MICHAEL SHAW

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ANDREW MICHAEL SHAW, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 26th day of September, 20 25.

Notary Public
My Commission expires:

My Commission Expires
May 8, 2029

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26th day of September, 20 25

ERICA NICOLE MEEKS formerly known as
ERICA NICOLE SHAW

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ERICA NICOLE MEEKS formerly known as ERICA NICOLE SHAW, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 26th day of September, 20 25.

Notary Public
My Commission expires:

My Commission Expires
May 8, 2029

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I. hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

Erica Nicole Meeks formerly known as Erica Nicole Shaw

ERICA NICOLE MEEKS formerly known as ERICA NICOLE SHAW

Subscribed and sworn to before me this 26th day of September, 2025

Unity Anderson

Notary Public

My Commission expires:

My Commission Expires
May 8, 2029

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

True Copy Certification

I, Kelley Lear, 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 9-26-2025 (date of document).

Kelley Lear

Affiant Signature

10-3-2025

Date

State of Missouri County of Clay

Sworn to and subscribed before me this 3rd day of October, 2025.

Theresa A. Ramsey

Notary's Signature

MY COMMISSION EXPIRES: 2-19-29

THERESA A. RAMSEY
Notary Public-Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires Feb. 19, 2029
Commission # 13409461