Karen Johnson
Batch # 1367842
01/09/2026 10:35:16 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260109-0002092

PREPARED BY AND RETURN TO:
Ryan W. Barry, Attorney at Law
P.O. Box 400
Winchester, TN 37398

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Meredith Fortune, Trustee 1807 Rosewood Avenue Nashville, TN 37212	Meredith Fortune, Trustee 1807 Rosewood Avenue Nashville, TN 37212	117 04 0E 001.00

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, Meredith Fidler Fortune (referred to hereunder as the "Grantor") does hereby sell, transfer, convey, and quitclaim unto Meredith Fidler Fortune, Trustee of the Revocable Trust of Meredith Fidler Fortune U/A dated December 16, 2025 (referred to hereunder as the "Grantee"), and its heirs and assigns, all of Grantor's right, title, and interest in the certain tracts or parcels of real property, situated in Davidson County, Tennessee, described in Exhibit "A" of this Quitclaim Deed attached hereto and incorporated herein by reference.

SEE ATTACHED EXHIBIT "A"

Grantor and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and attorney Ryan W. Barry disclaims responsibility for the status of the title to the property or for the accuracy of such information.

(Signatures on following page)

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 16th day of December, 2025.

GRANTOR:

MEREDITH FIDLER FORTUNE

STATE OF TENNESSEE :

COUNTY OF WILLIAMSON :

On this 16th day of December, 2025, before me, a Notary Public of the state and county aforesaid, personally appeared MEREDITH FIDLER FORTUNE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

WITNESS my hand and seal this 16th day of December, 2025.

RYAN W. BARRY STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

Notary Public
My Commission Expires: March 21, 2028

STATE OF TENNESSEE :

COUNTY OF WILLIAMSON :

I hereby swear and affirm that the actual consideration for this transfer is $0.00

REVOCABLE TRUST OF MEREDITH FIDLER FORTUNE U/A DATED DECEMBER 16, 2025

MEREDITH FIDLER FORTUNE, Trustee/Affiant-Grantee

Sworn and subscribed to before me
this 16th day of December, 2025.

RYAN W. BARRY STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

Notary Public
My Commission Expires: March 21, 2028

EXHIBIT A

MAP & PARCEL: 117 04 0E 001.00

REAL PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit A on the Plan of Wildwood Townhomes, a Horizontal property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20061009-0125162, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SOURCE OF TITLE: Deed of record at Instrument No. 20200622-0066780, Register's Office, Davidson County, Tennessee.

SUBJECT TO such limitations, restrictions, easements, and encumbrances as may affect the premises.

This is improved property commonly known as: 1807 Rosewood Avenue, Nashville, TN 37212.

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.