Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 072 03 0 386.00

Karen Johnson
Batch # 1398732
03/30/2026 08:28 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20260330-0024725

WARRANTY DEED

Property Address & New Owner:
DANIEL E. MEADOR
KIMBERLY S. MEADOR
1217 McChesney Avenue
Nashville, TN 37216

Mail Tax Statement to:
Daniel E. Meador
Kimberly S. Meador
46 Governors Way
Brentwood, TN 37027

The GRANTOR, **DANIEL E. MEADOR, Trustee of the Declaration of Trust of DANIEL E. MEADOR dated June 10, 2005 and amended on November 3, 2011,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

DANIEL E. MEADOR and wife, KIMBERLY S. MEADOR,
as tenants by the entirety

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 215 on the Map of Inglewood Place of record in Instrument No. 20071011-0120923, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to DANIEL E. MEADOR, Trustee of the Declaration of Trust of DANIEL E. MEADOR dated June 10, 2005 and amended on November 3, 2011, by Quitclaim Deed of record at Instrument Number 20231004-0077904 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to limitations, restrictions and encumbrances as may affect the premises.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantees or any Successor Grantees and assigns in fee simple forever.

The Grantor does hereby covenant with said Grantees or any Successor Grantees that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; and that it warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID GRANTEES OR ANY SUCCESSOR GRANTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 20th day of March, 2026, by the undersigned.

Declaration of Trust of DANIEL E. MEADOR
dated June 10, 2005 and amended on November 3, 2011

DANIEL E. MEADOR, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **DANIEL E. MEADOR, as Trustee of the Declaration of Trust of DANIEL E. MEADOR dated June 10, 2005 and amended on November 3, 2011**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 20th day of March, 2026.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-14-2028

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

AFFIANT

Subscribed and sworn to before me this 20th day of March, 2026.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-14-2028