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

Map & Parcel: 071 08 4B 006.00

Karen Johnson Davidson County
Batch # 1398732 DEEDWARR
03/30/2026 08:28 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260330-0024726

WARRANTY DEED

Property Address & New Owner:
DANIEL E. MEADOR
KIMBERLY S. MEADOR
504 Edwin Street, Unit 6
Nashville, TN 37207

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

The GRANTOR, **DANIEL E. MEADOR, Trustee for the DANIEL E. MEADOR TRUST U/A/D June 10, 2005,** 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:

SEE ATTACHED EXHIBIT "A" FOR DESCRIPTION OF SAID PROPETY.

Being the same property conveyed to the DANIEL E. MEADOR TRUST U/A/D June 10, 2005, by Special Warranty Deed of record at Instrument No. 20250505-0034781 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record.

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.

DANIEL E. MEADOR TRUST
U/A/D June 10, 2005

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 DANIEL E. MEADOR TRUST U/A/D June 10, 2005**, 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 2-14-2029

Exhibit "A"

Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of Highland Gardens, a Townhouse Planned Unit Development, as shown on Exhibit "B" of Highland Gardens, of record in Instrument No. 20231019-0082174 and Termination in Instrument No. 20231116-0089441 and Restated in Instrument No. 20231116-0089553, and First Amendment record in Instrument No. 20240627-0048369 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 1
Land in Davidson County, Tennessee, being Lot No. 2 on the map of Walnut Grove Annex, of record in Book 1424, Page 90, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 2 fronts 100 feet on the Southerly side of Edwin Avenue and runs back 382.22 feet on the Easterly line and 379.60 feet on the Westerly line, to a dead line on which it measures 100 feet.

Tract 2
Land in Davidson County, Tennessee, being Lot No. 3, as shown on the map entitled the map of Walnut Grove Annex, of record in Book 1424, Page 90, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Tract 3
Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Walnut Grove Annex, of record in Plat Book 1424, Page 90, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 4 fronts 100 feet on the Southerly side of Edwin Avenue and runs back 387.46 feet on the Easterly line and 384.84 feet on the Westerly line to a dead line, measuring 100 feet thereon.

Tract 4
Land in Davidson County, Tennessee, being Lot No. 5, as shown on the map entitled the Map of Walnut Grove Annex, of record in Book 1424, Page 90, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Tract 5
Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Walnut Grove Annex, as of record in Book 1424, page 90, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 6 fronts 100 feet on the Southerly side of Edwin Avenue and runs back 392.70 feet on the Easterly line and 390.08 feet on the Westerly line to a dead line in the rear, measuring 100 feet thereon.