Karen Johnson Davidson County
Batch# 1419728 DEEDWARR
05/13/2026 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $732.42
20260513-0042867

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P26-9511-WE

MARGARET R MEANS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029 DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-18-26-3173

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 197,950.00.

Joel Andrew Meeks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel Andrew Meeks	**Same as New Owner**	
3173 Trails End Lane		108-08-0A-010.00-CO
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Betty Long**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joel Andrew Meeks, a married man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit No. 10, Lot No. 5, in a Horizontal Property Regime, as shown on the condominium site plan, Section 1, Phase 1, Quail Valley, of record in Book 5200, page 394, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bonnie J. Dotson by Warranty Deed from Stephen E. Ray, unmarried of record in Book 11426, Page 92, Register's Office for Davidson County, Tennessee, dated March 30, 1999 and recorded on April 09, 1999.

Bonnie Jean Dotson died, intestate, on May 27, 2023. Pursuant to the Affidavit of Heirship, recorded contemporaneously herewith, in Instrument No. 202605130042866, Register's Office for Davidson County, Tennessee, the sole heirs at law of Bonnie Jean Dotson are: Betty Long, Cathy Price, Christy Dotson, Jennifer Hatcher, Christopher Bell, Jon Bell, and Lane Taylor. Pursuant to the Order to Sell Real Property, lodged in Case No. 24-1412-II in the Chancery Court of Davidson County, Tennessee at Nashville, in the case styled *Betty Long v. Cathy Price, Christie Dotson, and Unknown Heirs*, heir Betty Long is granted authority necessary to execute any deed, closing statement, and/or necessary documentation to effectuate the closing of the sale and transfer of title to the property described herein.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **3173 Trails End Lane, Nashville, TN 37214**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 8th day of May, 2026.

Betty Long

Betty Long

STATE OF California
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Betty Long**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 8th day of May, 2026.

My Commission expires: 7-14-2029

Notary Public

JOSH STITTSWORTH
Notary Public - California
Orange County
Commission # 2523520
My Comm. Expires Jul 14, 2029

CERTIFICATE OF AUTHENTICITY

I, Stephanie Woodall, 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 May 11, 2026.

Date

Stephanie Woodall

Affiant Signature

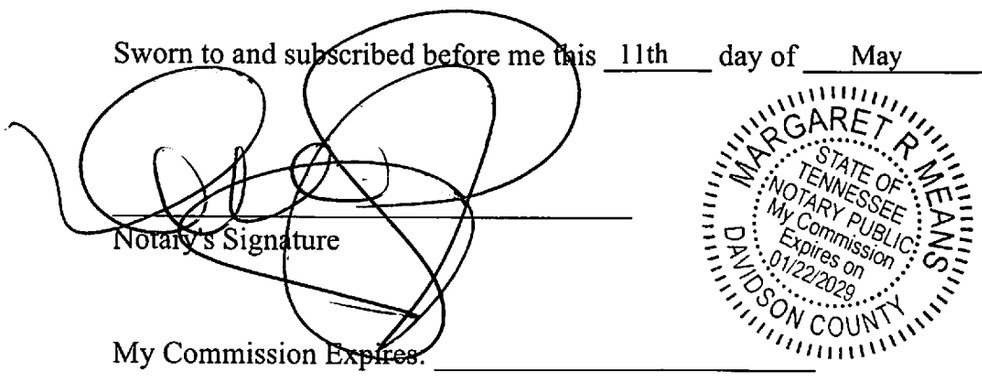
May 11, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of May, 2026.



Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)