PROPERTY TAX INFORMATION:

OWNERS: Christopher A. Meagher and, wife
Kary Dawn Meagher
408 Krisen Ct.
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:

Ashley D. Stearns, Attorney
Trail, Coleman & Stearns, PLLC
107 North Maple Street
Murfreesboro, TN 37130

From Information Furnished by the Parties.

SEND TAX BILLS TO: Owner

Parcel#: 175-2-B/68CO

Exempt from transfer tax by T.C.A. Section 67-4-409(a)(1)(C)(i).

Karen Johnson
Batch # 1429369
06/08/2026 10:45:31 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260608-0051359

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **CHRISTOPHER A. MEAGHER**, has this day bargained and sold and does hereby transfer, convey and quitclaims his interest unto **CHRISTOPHER A. MEAGHER** and wife, **KARY DAWN MEAGHER**, their heirs and assigns, as tenants by the entirety, all the rights, title and interests in and to that certain tracts or parcels of real estate located in Davidson County, City of Antioch, Tennessee, more particularly described as follows, to-wit:

Land in the first Civil District of Davidson County, Tennessee, being all of Unit No. 902, as shown on Exhibit B to the Supplemental Declaration of Covenants Conditions, and Restrictions and Master Deed of Old Hickory Commons, Sections Two and Three, filed for record as Instrument Number 20081117-0113467, and further amended in Instrument Number 20130322-0028759, and further amended in Instrument Number 20140207-0011094, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Christopher A. Meagher, a married man and John C. Donlon, an unmarried man by deed from Ole South Properties, Inc., a Tennessee Corporation, appearing of record in Instrument Number 20160412-0034915, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Amended and Restated Declaration of Covenants and Master Deed contained in Instrument Number 20080317-0026338, Amended in Instrument 20101222-0101832, Supplemental in Instrument Number 20081117-0113467, Amended in Instrument Number 20130322-0028759, and further amended in Instrument Number 20140207-0011094; Fifty Foot Colonial Pipeline Easement of record in Book 3570, page 11; Stormwater Detention Agreement of record in Instrument Number 20060307-0026092; Easement to Tennessee Telephone Company or record in Instrument Number 20081121-0114642, and in Instrument Number 20080709-0070604; Quitclaim Deed to Old Hickory Common Homeowners Association, Inc., of record in Instrument Number 20080402-0032833; Transmission Line Easement of record in Book 2344, page 432, Book 4425, page 535, and in Book 11124, page 716; Quitclaim to Metro Government of record in Instrument Number 20100303-0016291; and to any and all matters shown on said plat and survey or record in Instrument Number 20081117-0113467, and further amended in Instrument Number 20130322-0028759 and amended in Instrument Number 20140207-0011094; all of said Register's Office.

This conveyance is made pursuant to the provisions of Tenn. Code Ann. Section 66-1-109, and for the express purpose of creating a tenancy by the entirety in and to the above-described property in the said **CHRISTOPHER A. MEAGHER** and wife, **KARY DAWN MEAGHER**, so that the entire property, upon the death of either, will go to the other.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. 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.

WITNESS MY HAND this 5th day of June, 2026.

CHRISTOPHER A. MEAGHER

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

On this 5th day of June, 2026, before me personally appeared **CHRISTOPHER A. MEAGHER**, to me known or who proved to me on the basis of satisfactory evidence to be the person described in and whom executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

ASHLEY D. STEARNS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 09/16/2029

AFFIDAVIT OF VALUE

I hereby swear or affirm that $ -0- was given for this Quitclaim Deed.

CHRISTOPHER A. MEAGHER, Affiant

Sworn to and subscribed before me, on this 5th day of June, 2026.

NOTARY PUBLIC
My Commission Expires: 09/16/2029

ASHLEY D. STEARNS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY