Karen Johnson Davidson County
Batch # 1437352 DEEDQC
06/23/2026 02:05:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260623-0056635

THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF SHANNON WALKER, PLLC
4525 Harding Pike, Suite 200
Nashville, TN 37205
(615) 281-0121

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(1)(C)(i)

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Charles L. Mader, III, et ux 6385 Chickering Circle Nashville, TN 37215	Same	130 01 0 013.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, and for the express purpose of creating a tenancy by the entirety,

I, CHARLES L. MADER, III, acting by and through my duly authorized attorney-in-fact, TRUDY T. MADER, under my Durable General Power of Attorney, dated October 3, 2024,

by these presents do hereby remise, release, and forever quitclaim unto

CHARLES L. MADER, III and wife, TRUDY T. MADER,

their heirs and assigns, all of my right, title, and interest in and to a certain tract or parcel of land, together with all improvements located thereon, situated in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot number 57 on the plan of West Meade Farms Section 3, of record in Book 1835, page 4, Register's Office for said County.
>
> Said Lot No. 57 fronts 100 feet on the southerly margin of Allendale Drive and extends back between parallel lines a distance of 150.0 feet to a dead line.
>
> Being the same property conveyed by Warranty Deed from HOWARD L. BALTIMORE and wife, ANITA W. BALTIMORE, to CHARLES L.

MADER, III, dated February 28, 1989, and recorded on March 13, 1989, in Book 7783, Page 215, Register's Office for Davidson County, Tennessee.
BEING improved property known as 103 Allendale Drive, Nashville, TN 37205.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and quitclaimed herein.

It is the express intention of CHARLES L. MADER, III to create an estate by the entireties in himself and his wife, TRUDY T. MADER, in and to the entire interest previously held by him in the above-described real property in accordance with the provisions of T.C.A. §66-1-109.

This instrument and the interest hereby released and quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the premises.

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 my hand this 23rd day of June 2026.

CHARLES L. MADER, III

Trudy T. Mader

By: Trudy T. Mader, his Attorney-in-fact acting under Durable General Power of Attorney, dated October 3, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, TRUDY T. MADER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that that she executed the foregoing instrument as attorney-in-fact for CHARLES L. MADER, III for the purposes therein contained, and that she is duly authorized to do so.

WITNESS my hand, at office, this 23 day of June 2026.

Notary Public

My Commission Expires: May 19, 2030

BEN ZEIDMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires May 19, 2030