Karen Johnson Davidson County
Batch# 1442614 DEEDQC
07/06/2026 02:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260706-0060672

Name and Address of New Owner:
Terri L. Meador
1604 Overton St
Old Hickory, TN 37138

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 05303038300

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Thomas G. Peach, an unmarried man and Terri L. Meador, FKA Terri L. Peach, an unmarried woman,** "the Grantor," convey and quitclaim unto **Terri L. Meador, an unmarried woman,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 45 on the Revised Plan of Section E, Villages of Old Hickory as of record in Book 1424, Page 132, said Register's Office.

SAID Lot No. 45 fronts 84.6 feet on the westerly side of Overton Street and extends back 338.4 feet on the northerly line and 337 feet on the southerly line to a dead line in the rear on which it measures 84.4 feet.

Being the same property conveyed to Thomas G. Peach and Terri L. Peach, husband and wife by Warranty Deed from Clifford E. Madden and Deborah J. Madden dated January 20th 2016 and recorded January 27th 2016 record in Instrument No. 20160127-0007726 in the said Register's Office, Davidson County, Tennessee.

Improved property known as: 1604 Overton Street, Old Hickory, TN 37138

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 24th day of June, 2026.

Thomas G. Peach (SEAL)

Terri L. Meador (SEAL)

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29 day of June, 2026, before me personally appeared Thomas G. Peach, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29 day of June, 2026.

Notary Signature
My commission expires: 11.5.29

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24 day of June, 2026, before me personally appeared Terri L. Meador, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24 day of June, 2026.

Notary Signature
My commission expires: 11.5.29

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **-0-**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29 day of June, 2026.

Notary Signature
My commission expires: 11-6-29

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 6/29/26 (date of document).

Connie Taylor
Affiant Signature

6/29/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11.5.29

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY