Karen Johnson Davidson County
Batch# 1467632 DEEDQC
09/03/2026 09:17:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260903-0081583

**This Instrument Prepared by:**
**Jessica Doyle**
**Tennessee Adoption and Family Law, PLLC**
**611 Woodland Street**
**Nashville, Tennessee 37206**
**615.896.2022**

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

The actual consideration or value
Whichever is greater for this
Transfer is $1.00.

**AFFIANT**

STATE OF TENNESSEE )
COUNTY OF DAVDSON )

Sworn to and subscribed before me
This 20th day of May, 2026.

**NOTARY PUBLIC**

My Commission Expires: 05-03-2027

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NO. |
|---|---|---|
| Tina E. Meador<br>105 Fields Drive<br>Old Hickory, TN 37138 | Same as New Owner | ~~054-13-0/091.00~~<br>~~090.00~~<br>05413009100 |

FOR AND IN CONSIDERATION OF THE SUM OF one dollar (1.00) cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable consideration, Garry L. Meador ("Grantor"), this day has bargained and sold, and hereby quitclaims, conveys and transfers unto Tina E. Meador (Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee as described more fully as follows:

CERTAIN LAND, LOCATED
IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, being lot no. 10 on the plan of Jackson Acres as recorded in plat book 3500, page 107, said register's office for Davidson County, Tennessee.

Said lot no. 10 fronts 100 feet on a slight curve on the westerly side of field's drive and extends back between parallel lines 229.7 feet on the northerly side and 224.8 feet on the southerly side to a slanting line in the rear measuring 100 feet more or less.

The subject property is improved property commonly known as 105 Fields Drive, Old Hickory, Tennessee. Land in Davidson County, Tennessee, being lot no. 11 on the plan of Jackson Acres as recorded in plat book 3500, page 107, Register's office for said county.

Said lot no. 11 fronts 100 feet on the westerly side of fields drive and extends back between lines 229.7 feet on the southerly line and 232.3 feet on the northerly line to a line in the rear measuring 100 feet.

Being the same property conveyed to Garry L. Meador and Tina E. Meador, wife and husband, of Instrument Number 20010417-0037228 dated the 21st day of March, 2001, and recorded on the 17th day of April, 2001, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

~~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,~~

~~GRANTORS do covenant with the said GRANTEES that they are lawfully seized~~

and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

This Instrument was prepared with information by the Grantee. No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept liability for this instrument.

This is **improved** property known as **105 Fields Drive, Old Hickory, Tennessee 37138.**

**IN WITNESS WHEREOF**, the Grantor hereby affixes his signature on this the 20th day of May, 2026.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Garry L. Meador, with whom I am personally acquainted (or proved to me by satisfactory evidence), personally appeared before me, the undersigned, a Notary Public in Davidson County, Tennessee, and acknowledged that he executed this instrument for the purposes stated in the instrument. He further pledges that he did not execute said conveyance under any duress or coercion from any other individual.

Witness my hand and official seal, this 20th day of May, 2026.

GARRY L. MEADOR

NOTARY PUBLIC

My Commission Expires: 05-03-2027

**Certification of Recorded Documents**

I, Karen Suggs, 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 August 28, 2026.

(AFFIANT) – Karen Suggs

08/28/2026
Date

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn and subscribed before me this 28th day of August, 2026.

My commission expires: 7/7/27

Notary Public

