This instrument was prepared by:
Fletcher W. Long
1310 Madison Street
Clarksville, Tennessee 37040

ESTATE OF KENNETH TIDWELL

QUITCLAIM DEED

TO:
MATTHEW DAVID TIDWELL

BILL GARRETT, Davidson County
Trans:T20120079783 DEEDQC
Recvd: 10/19/12 15:48 3 pgs
Fees:17.00 Taxes:0.00
20121019-0096244

THIS QUITCLAIM DEED, made this the 21 day of September, 2012, by and between, THE ESTATE OF KENNETH TIDWELL, SANDS M. CHEWNING, EXECUTOR, P.O. BOX 955, Hopkinsville, KY 42241-0955, GRANTOR, and MATTHEW DAVID TIDWELL, 233 Mallory Drive, Charleston, SC 29414, GRANTEE.

WITNESSETH:

THAT THE GRANTOR, for and in consideration of a valuable consideration and pursuant to the Last Will and Testament of Kenneth Tidwell, receipt whereof is hereby acknowledged, has this day quitclaimed, and does hereby quitclaim all of GRANTOR'S right, title and interest unto the said GRANTEE in and to the following described real estate, together with any and all improvements thereon, situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Land in the 14th, formerly the 24th, Civil District of Davidson County Tennessee, being the southerly part of Tract No. 1 on the plan of the subdivision of the Weaver-Harris, et al. Lands, as of record in Plan Book 2, page 183, Chancery Court at Nashville, described as follows:
>
> Beginning at a point in the center of the Goodlettsville Pike, the southwest corner of said Tract No. 1 and the northwest corner of Tract No. 2 on said plan; thence with the center of said Pike and the line between said Tracts Nos. 1 and 2 and

Tract No. 3 on said plan, south 72° east 18 poles to a point, south 85° east 7 poles to a point, north 67° east 6 poles to a point, north 40 ½ ° east 14 poles to a point, north 46 ½° east 52 poles to a point and north 37 ½° east 25.8 poles to the intersection of the center line of said Pike and the center line of Wilkerson Road; thence with the center line of said Wilkerson Road, north 41 ½° west 7.8 poles to a pint, north 5 ¾° west 29 poles to a pint, north 22° west 20 poles to a point, north 42° east 6 poles to a point and north 1° west 3.40 poles to the southeast corner of a part of Tract No. 1 conveyed to J.L. Armstrong by deed from Dempsey Weaver and wife, of record in book 840, page 525, Register Office for said County; thence with the southern boundary line of said Armstrong's tract of land, north 80 ½° west 75.32 poles to a point in the eastern boundary line of a tract of land owned by Marshall, said point being in the western boundary line of said Tract No. 1 and 92 poles southerly from the northwest corner of said Tract No. 1; thence with the western boundary line of said Tract No. 1, south 3° west 135.2 poles to the beginning containing 56.68 acres, more or less.

Being the same property conveyed to Darrell E. Tidwell and wife, Ova Lee Tidwell by deed from Mrs. Anna Cole Weaver, of record in book 1583, page 103, said Register's Office.

Said Darrell E. Tidwell died Testate on September 18, 1990, leaving his only heirs, his wife, Ova Lee Tidwell, and his son, Kenneth Tidwell. Pursuant to the Last Will and Testament of Darrell E. Tidwell, his wife, Ova, became the sole owner of said property.

Said Ova Lee Tidwell died Testate on October 4, 1995, leaving her only heir, her son, Kenneth Tidwell. Pursuant to the terms of her Last Will and Testament, Kenneth became the sole owner of said property.

Said Kenneth Tidwell died Testate on November 13, 2011. Pursuant to the Last Will and Testament of Kenneth Tidwell, dated November 9, 2010, his grandson, Matthew David Tidwell, became the sole owner of said property, in fee simple.
recorded in # 2012.1019.0096243 ROOC

Said property is more particularly known as 2990 Union Hill Road, Joelton, KY 37080. Map and Parcel Number: 01500007500.

THE SAID GRANTOR conveys all of the estate, right, title and interest therein with hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein. This deed is executed to carry out the terms of the Last Will And Testament of Kenneth Tidwell.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hand and seal on the date and at the place written first herein.

SMC

SANDS M. CHEWNING, EXECUTOR
GRANTOR

THE PREPARATION OF THIS INSTRUMENT IS MADE AT THE REQUEST OF THE GRANTOR WITHOUT THE BENEFIT OF A TITLE EXAMINATION, FOR WHICH THE DRAFTOR ASSUMES NO LIABILITY.

§§ STATE OF Kentucky
§§ COUNTY OF Christian

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, SANDS M. CHEWNING, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained on this the 21st day of September, 2012.

My Commission Expires: 10-1-12

NOTARY PUBLIC

Send Tax Statements:
Matthew David Tidwell, 233 Mallory Drive, Charleston, SC 29414

STATE OF TENNESSEE, COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

SMC, Affiant

Subscribed and sworn to before me this the 21 day of September, 2012.

MY COMMISSION EXPIRES 10-1-12

NOTARY PUBLIC