BILL GARRETT, Davidson County
Trans:T20140020981 DEEDQC
Recvd: 03/28/14 13:56 3 pgs
Fees:17.00 Taxes:0.00
20140328-0025846

This instrument was prepared by:

GLASGOW & VEAZEY
Washington Square
222 Second Avenue, North, Suite 312
Nashville, Tennessee 37201

Grantor: Teresa M. Veazey as Executrix
of the Estate of James Garner Tidwell

Par 8 Map# 180
Parcel #6D53700

Grantee:

Teresa M. Veazey
6565 Holt Road
Nashville, Tennessee 37211

Send Tax Bills To New Owner:

Teresa M. Veazey
6565 Holt Road
Nashville, Tennessee 37211

EXECUTOR'S QUITCLAIM DEED

James Garner Tidwell died on January 9, 2104 leaving a Last Will and Testament dated April 23, 2013 and A First Codicil to his Last Will and Testament dated August 11, 2009. James Garner Tidwell was predeceased by his wife, Inell H. Tidwell, who died on October 31, 2013. The Will and First Codicil were admitted to probate on January 30, 2014 in the Seventh Circuit Court for Davidson County, Tennessee, Docket Number 14P134. The Will and Codicil named Teresa M. Veazey as the Executrix of the Estate. The Executrix is duly qualified and has been issued Letters Testamentary. The Executrix by the signing this Deed releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this Estate.

In accordance with the provisions of the Will and First Codicil of James Garner Tidwell, Teresa M. Veazey, as Executrix of the Estate of James Garner Tidwell, quitclaims to Teresa M. Veazey. All rights, title, and interest in the following described real estate located in Davidson County, Tennessee to wit:

Land in the 6th Civil District of Davidson County, Tennessee, being Tract No. 3 of an unrecorded subdivision of the Marvin W. Moore Farm, more particularly described according to a survey made by Harold F. Morris, Surveyor, Surveyor, October 4, 1968, as follows:

> Beginning at a point in the southern margin of Holt Road, said point being a common corner of Tracts Nos. 2 and 3; thence with said southern margin of Holt Road, south 88° 35'00" east 215.00 feet to a point, common corner of Tracts Nos. 3 and 4; thence leaving said southerly margin of Holt Road south 1° 25' 00" west 810.83 feet to a point; thence north 87° 08' 48" west 215.13 feet to a point; thence north 1° 25' 00" east 805.51 feet to the point of beginning, containing four acres, more or less.

Being the same property conveyed to James G. Tidwell and wife, Inell H. Tidwell, by deed from Marvin W. Moore and wife, Juanita B. Moore, of record in Book 4278, page 714, said Register's Office.

This transfer is by Quitclaim and there are no warranties about the title.

Witness my hand at Nashville, Tennessee this 12 day of March, 2014.

Estate of James Garner Tidwell

By: _____

Teresa M. Veazey, Executrix of the Estate of James Garner Tidwell

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Teresa M. Veazey, Executrix of the estate of James Garner Tidwell, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executrix of the Estate of James Garner Tidwell, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of March, 2014.

Lisa Baker
Notary Public

My commission expires: 3/5/17

LISA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-05-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0, this instrument is to transfer property from the Executor of the Estate of James Garner Tidwell to a devisee under the terms of the Last Will and Testament and First Codicil to the Last Will and Testament of James Garner Tidwell, pursuant to T.C.A. § 67-4-409(a)(3)(D).

Affiant

Sworn to, and subscribed before me, this 27th day of March, 2014.

Lisa Baker
Notary Public

My Commission Expires: 3/5/17

LISA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-05-2017