THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for the transfer is $-0-.

James A. Tidwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January, 2016.

Notary Public
My Commission Expires: 7.2.18
(AFFIX SEAL)

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FROM:	TO:
James A. Tidwell, Trustee Of the Tidwell Credit Shelter Trust	James A. Tidwell

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
James A. Tidwell 51 Nickelby Down Brentwood, TN 37027	James A. Tidwell 51 Nickelby Down Brentwood, TN 37027	PARCEL ID # 04313023100

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, James A. Tidwell, Trustee of the Tidwell Credit Shelter Trust as tenants in common and James A. Tidwell, Individual, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto James A. Tidwell, as tenants in common, hereinafter called the GRANTEES, their heirs and assigns all their right, title, and interest in and to that certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 24, Block "B", on the Map of Forest Park Subdivision, of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James A. Tidwell, Trustee of the Tidwell Credit Shelter Trust, as tenants in common by Quitclaim Deed from James A. Tidwell, unmarried, his undivided interest, of record in Instrument 20140508-0039388, dated May 7, 2014, Register's Office for said County. Also being the same property conveyed to James A. Tidwell and wife, Linda M. Tidwell, a ½ undivided interest by Quitclaim Deed from Tidwell Family Revocable Living Trust Agreement U/T/A dated 9-25-96 and to James A. Tidwell and Michael B. Andrews, as tenants in common, a ½ undivided interest by deed from Laurie Ann Allen, of record in Book 10238, Page 313, dated October 25, 1996, Register's Office for said County. The said Linda M. Tidwell is now deceased.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

The street address of the Real Property is 421 Elm Street, Madison, TN 37115,
___ Unimproved/ X Improved real property.

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.

IN WITNESS WHEREOF, GRANTORS have caused this QUITCLAIM DEED to be executed on this 7th day of January, 2016.

GRANTORS -
The Tidwell Credit Shelter Trust
By:

James A. Tidwell
James A. Tidwell, Trustee

James A. Tidwell
James A. Tidwell, Individually

BILL GARRETT, Davidson County
Trans:T20160001868 DEEDQC
Recvd: 01/08/16 11:18 2 pgs
Fees:12.00 Taxes:0.00
20160108-0002055

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named James A. Tidwell, Trustee of the Tidwell Credit Shelter Family Trust as tenants in common and James A. Tidwell, Individual with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of January, 2016.

My commission expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.