QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160064390 DEEDQC
Recvd: 07/27/16 08:42 2 pgs
Fees:12.00 Taxes:0.00

20160727-0077054

J-FB-16-5306-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF July, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019 (AFFIX SEAL)

WILLIAM E. GRONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Vernon Clay Tidwell, Jr.	**Vernon Clay Tidwell, Jr.**	
(NAME) **5306 Tennessee Avenue**	(NAME) **5306 Tennessee Avenue**	**91-7-84.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Nashville, TN 37209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VERNON CLAY TIDWELL, SR.** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **VERNON CLAY TIDWELL, JR., MARRIED** hereinafter called the Grantee, his heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1211 and the westerly 15 feet of Lot No. 1209 of Block 10, Plan No. 2, West Nashville, of record in Plat Book 57, Page 172, Register's Office for said County.

Said Lot No. 1211 and part of Lot 1209 front together 40 feet on the northerly side of Tennessee Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Vernon Clay Tidwell and wife, Betty Jean Tidwell, by Installment Deed from Thomas G. Crow and wife, Judy Ann Crow, recorded January 20, 1975 in Book 4882, Page 568, Register's Office for Davidson County, Tennessee. The said Betty Jean Tidwell having since died on April 6, 2004 leaving Vernon Clay Tidwell as the surviving tenant by the entirety.

Being the same property conveyed to Vernon Clay Tidwell, Jr., by Quitclaim Deed from Vernon Clay Tidwell, recorded June 3, 2016 in Instrument No. 20160603-0056237 Register's office for Davidson County, Tennessee.

This is property commonly known as: **5306 Tennessee Avenue, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 21 day of July, 2016.

Vernon C. Tidwell

Vernon Clay Tidwell, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VERNON CLAY TIDWELL, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21 of July, 2016.

William E. Grones

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903