Bill Garrett
Batch# 105536
06/18/2018 10:16:26 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20180618-0058188

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Richard Northcutt
217 Pineway Drive
Nashville, TN 37217

File No.: 18-0523

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map and Parcel**
James A. Tidwell and Marcia A. Tidwell 51 Nickleby Down Brentwood, TN 37027	NEW OWNER 51 Nickleby Down Brentwood, TN 37027	#0172010A03600CO

THIS INDENTURE made this _____ day of June, 2018, between, **James A. Tidwell , married,** First Parties and **James A. Tidwell and wife, Marcia A. Tidwell,** Second Parties

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of $0.00 and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUITCLAIMED, and do hereby bargain, sell, remise, release and QUITCLAIM unto said party of the second part, the following described premises, to wit:

BEING Lot No. 36, on the Plan of Copperfield Revised, of record in Plat Book 6900, Page 555-559, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to James A. Tidwell, married, by Quitclaim Deed from James A. Tidwell, Trustee of the Tidwell Family Revocable Trust Agreement dated September 25, 1996, and James A. Tidwell, Trustee of the Tidwell Credit Shelter Trust, as tenants in common and James A. Tidwell, Individual, of record in Instrument 20160108-0002053, said Register's Office, dated January 7, 2016.

unimproved ☐
This is improved ☒ property, known as 51 Nickleby Down, Brentwood, TN 37027
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 15th day of June, 2018.

James A. Tidwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 2018.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $0.

Affiant James A. Tidwell

Subscribed and sworn to before me this 15th day of June, 2018.

Notary Public

My Commission Expires: 3/10/19

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.