Karen Johnson Davidson County
Batch# 244756 DEEDQC
06/18/2019 10:06:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190618-0058523

Prepared By and Return To:

Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Affiant

CAROL T BAKER NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

Subscribed and sworn to before me this 7th day of June 2019.

Notary

Commission Expires: 3/31/21

QUITCLAIM DEED

OWNER/ADDRESS	SEND TAX BILLS TO:	MAP & PARCEL
Larry W. Tidwell **7766 Highway 100** **Nashville, TN 37221**	**NEW OWNER**	**156 00 00-023.00 & 024.00**

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of an kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, **Ellen M. Tidwell,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM, TRANSFER AND CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN SUBJECT PROPERTY UNTO, **Larry W. Tidwell,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Larry W. Tidwell by Quitclaim Deed from Candida G. Tidwell, an unmarried person, dated December 2, 1996, and recorded January 24, 1997, of record in Book 10328, page 75, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS BEING MADE TO CARRY OUT THE TERMS MANDATED IN THE MARITAL DISSOLUTION AGREEEMENT, BETWEEN THE PARTIES, (DOCKET NO. 18D1860), IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AT HASHVILLE., AND FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL SHE MAY HAVE IN SUBJECT PROPERTY, AS THE SPOUSE OF LARRY W. TIDWELL.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This is improved (X) unimproved ( ) property, known as 7766 Highway 100, Nashville, TN 37221

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.

Witness our hands this 7 day of June 2019.

Ellen M. Tidwell

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ellen M. Tidwell, the bargainor(s) 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 seal at Brentwood (city), TN (state), this 7 day of June, 2019.

My commission expires: 1/13/20

Notary

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

LAND in the 9th Civil District of Davidson County, Tennessee, described, as follows:

TRACT I: A tract of land in the 9th, formerly 14th Civil District of Davidson County, Tennessee, as shown on the unrecorded plan of the subdivision called Harpeth Heights, being a subdivision of the C. H. Forehand Land by E. U. Buchi, described according to a copy of a survey thereof made July 16, 1936, by Z. J. Wilkinson, Surveyor, as follows:

BEGINNING at point in the north margin of Highway No. 100 in the east line of the E. U. Buchi tract of land lying north of said road; thence North 5° 15' East 1049' to the center line of Harpeth River; thence with the same up said river South 89° East 252' to the original northeast corner of said E. U. Buchi line; thence with Buchi's East line South 5° 15' West 732'; thence South 43° 5' West 405' to the point of beginning, containing 5.15 acres, more or less.

TRACT II: Land situated in the 9th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a stake in the center of Big Harpeth River in the center of State Highway under Harpeth River Bridge across said River, J. W. Jordans N. E. corner; thence with his line and with center of said State Highway S 55° W 129 3/4 poles to a stake in the center of same said Jordans corner in G. H. Forehands line; thence with said Forehands line N. 45° E 34 3/4 poles to a stake his corner; thence with his line N 4 1/2° E 58 poles passing through an elm below a spring to the center of Big Harpeth River; thence up said River N. 50 1/2° E 47 poles to a stake in center of same; thence N 75° E 12 poles to a stake in the center of said River; thence S 50° E 18 poles to a stake in the center of said River; thence S 35° E 23 1/5 poles to the beginning, containing twenty three and one-eighth (23 1/8) acres, more or less, and being the north western portion of a tract of land of 112.55 acres deeded to A. H. Wright and wife, Geneva Wright by deed from Mrs. J. H. Wright, et al by deed of record in Deed Book No. 589, page 504, of the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY