Karen Johnson Davidson County
Batch# 244756 DEEDQC
06/18/2019 10:06:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190618-0058525

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: 3/3/21

QUITCLAIM DEED

OWNER/ADDRESS	SEND TAX BILLS TO:	MAP & PARCEL
Larry W. Tidwell		
7766 Highway 100	**NEW OWNER**	**156 00 0 049.00**
Nashville, TN 37221		

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 GRANTEES, 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 78, 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 TO CONVEY ANY AND ALL INTEREST 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 7848 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 according to a survey by Barry Greer, Surveyor, dated August 10, 1983, as follows:

BEGINNING at a point at an iron pin in the northwesterly margin of State Route 100, said point being the southwest corner of the herein described property and the southeast corner of the property vested in Pauline Shaw Eckhardt by deed of record in Book 5937, Page 810, Register's Office for Davidson County, Tennessee; thence, leaving said State Route 100, North 35° 58' 11" West 234.80 feet to an iron pin; thence North 35° 58' 11" West 54.83 feet to an existing iron pin in concrete; thence North 35° 55' 57" West 492.19 feet to an iron pin; thence North 35° 55' 57" West 91.88 feet, more or less, to a point in the centerline of the Harpeth River; thence with said centerline as follows: North 39° 57' 05" East 179.47 feet; North 32° 23' 00" East 460.0 feet; North 40° 36' 00" East 500.0 feet; North 57° 06' 48" East 417.92 feet; South 81° 35' 56" East 552.47 feet; thence leaving said centerline South 05° 10' 21" West 827.95 feet, more or less, to a fence post; thence South 57° 40' 13" West 1049.15 feet to an existing iron pin; thence South 53° 32' 21" West 159.40 feet to an iron pin set; thence South 36° 05' 52" East 234.42 feet to an iron pin in the northwesterly margin of State Route 100; thence with said margin in a southwesterly direction 149.96 feet to an iron pin; being the point of beginning, and containing 34.77 acres, more or less.

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