Karen Johnson Davidson County
Batch# 244756 DEEDQC
06/18/2019 10:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190618-0058530

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 STATE OF TENNESSEE NOTARY PUBLIC 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** | **128-12-0C-002.00CO** |
| **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 ALL HER RIGHT, TITLE AND INTEREST 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:

Land in Davidson County, Tennessee, being Unit No. 1042 on the plan of Woodbury Townhomes, Phase I, a Planned Unit Development as described in Exhibit "E" to the Declaration of Covenants, Conditions, and Restrictions and By-Laws of record in Instrument No. 20060310-0028278, as amended in instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee, to which reference is hereby made for

Being the same property conveyed to Larry W. Tidwell and Ellen M. Tidwell, husband and wife, by Warranty Deed from Timothy B. Williams and Shireen A. Williams, dated July 15, 2016, and recorded July 21, 2016, in Instrument No. 20160721-0075032, 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.

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

This is improved (X) unimproved ( ) property, known as 1042 Woodbury Falls Drive, 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: 1/17/20

Notary

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

## 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

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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