Karen Johnson Davidson County
Batch# 278117 DEEDQC
08/30/2019 03:12:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190830-0088001

Commitment Number: 25294307
Seller's Loan Number: 0551650617

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Todd Tidwell, 519 Cottonwood Dr., Nashville, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
25294307 **09610002100**

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(3)(E): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

Todd Tidwell, (whose mailing address is **519 Cottonwood Dr., Nashville, TN 37214**) and **Cortney Williamson**, (whose mailing address is **519 Cottonwood Dr., Nashville, TN 37214**), **who were formerly a married couple but are now divorced, as per Case No.: 2016-DC-135 In The General Sessions/Family Court For Wilson County, Tennessee At Lebanon, Filed on February 2, 2017, and are both unmarried persons**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Todd Tidwell, single**, hereinafter grantee, whose tax mailing address is **519 Cottonwood Dr., Nashville, TN 37214**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Being Lot No. 201, Section 4 on the Plan of Cloverhill, as of Record in Plat Book 2133, Page 62, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Being the same parcel conveyed to Todd Tidwell and Cortney Williamson from Kip S. Perkins and Denise Perkins

and Gary K. Perkins, by virtue of a deed dated 6/17/2002, recorded 6/21/2002, as instrument no. 20020621-0075240 county of Davidson, State of Tennessee. Assessor's Parcel No: 09610002100
Property Address is: 519 Cottonwood Dr., Nashville, TN 37214

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20020621-0075240 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 09610002100

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on August 23, 2019:

Todd Tidwell

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 23, 2019 by **Todd Tidwell** who is personally known to me or has produced Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
Comm. Expires

Cortney Williamson

Cortney Williamson

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 23, 2019 by **Cortney Williamson** who is personally known to me or has produced Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Jana Drury
Notary Public

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Comm. Expires
January 29, 2020

State of TN
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 23 day of August, 2019.

Todd Tidwell
Affiant

TODD TIDWELL
Print Name

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

(Seal)

Jana Drury
Notary Public

My commission expires:

01-29-20

Jana Drury
Print Name

True Copy Cerification

I, Jeanetta Harper, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Jeanetta Harper
Signature

State of PA

County of Allegheny

Personally appeared before me, Melanie Miller, a notary public for this county and
Notary's Name

state, Jeanetta Harper, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 4-27-22

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Melanie Miller, Notary Public
Beaver County
My commission expires April 27, 2022
Commission number 1223686
Member, Pennsylvania Association of Notaries