This transfer is exempt from the recordation tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Karen Johnson Davidson County
Batch# 451925 DEEDQC
08/06/2020 10:37:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200806-0087423

This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Rd., Ste. 120
Brentwood, Tennessee 37027
(615) 371-0800

EXECUTORS' DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.:
Daniel Michael Tidwell, Jr. **8102 Dozier Place** **Brentwood, TN 37027**	**Owner**	**Map 91-7-189**

WITNESSETH:

I, **Daniel Michael Tidwell, Jr.**, Executor of the Estate of Daniel Michael Tidwell, deceased, (Probate Court of Williamson County, Tennessee, (P10207), as the Grantor herein, for and in consideration of the devises and bequests made and the duties and powers conferred upon the said Executor in the said Estate of Daniel Michael Tidwell, deceased, by these presents do hereby quitclaim, transfer and convey the land herein described to **Daniel Michael Tidwell, Jr.**, Grantee, in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more fully described as follows, to wit:

TRACT A: (TRACT II IN PREVIOUS DEED)

Being on portions of Lots 1001, 1003 and 1005 of Block No. 173 in Plan No. 1 West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Beginning at a point, said point being the intersection of the north right-of-way line of Kentucky Avenue and the west right-of-way line of 51st Avenue, formerly known as 10th Street; thence, 150 feet 00 inches north along the west right-of-way line of 51st Avenue North, to a point, said point being on the south right-of-way of a 25 foot wide alley and being the northeast corner of Lot 1001, said point being the true point of beginning. Thence, in a southerly direction along the western right-of-way of 51st Avenue, North, 70 feet 00 inches to a point, said point being on the western right-of-way line of 51st Avenue North and the eastern property line of Lot 1001; thence in a westerly direction along a line parallel to the north right-of-way line of the 25 foot wide alley, a distance of 73 feet 6 inches to a point, said point being located within Lot1005; thence, in a northerly direction along a line parallel to the west right-of-way line of 51st Avenue North, a distance of 70 feet 00 inches to a point, said point being on the south right-of-way line of the 25 foot wide alley and on the north property line of Lot 1005; thence, easterly along the southern right-of-way line of the 25 foot alley, 73 feet 6 inches to the point of beginning and containing 5,145 square feet.

TRACT B: (TRACT III IN PREVIOUS DEED)

Being all of Lots 1007 and 1009 and a portion of Lots 1001, 1003 and 1005, of Block173 in Plan No. 1, West Nashville of record in Book 57, pages 75 and 75, Register's Office for Davidson County, Tennessee.

Beginning at a point, said point being the intersection of the north right-of-way line of Kentucky Avenue and the West right-of-way line of 51st Avenue North; thence northerly along the westerly margin of 51st Avenue North, 80 feet to a point; thence

the westerly direction along a line parallel to the north right-of-way line of Kentucky Avenue 73.5 feet to a point; thence, in a northerly direction along a line 1101 51st Avenue and 5101-5103 Kentucky Avenue, Nashville, Tennessee, parallel to the west right-of-way line to 51st Avenue North, a distance of 70 feet to the point in the southerly margin of a 25 foot wide alley. Thence along the margin of the same westerly 61.5 feet to a point, said point being the common real corner of Lots 1009 and 1011. Thence along the line between said Lots 150 feet to the northerly margin of Kentucky Avenue; thence along the margin of the same 135 feet to the point of beginning.

Being the same property conveyed to Daniel Michael Tidwell by Quitclaim Deed from Brenda Ann Tidwell dated April 6, 1998 of record in Book 10887, pages382-383, Register's Office for Davidson County, Tennessee; and further being part of the same property conveyed to Daniel M. Tidwell by Special Warranty Deed from Resolution Trust Corporation as Receiver for Investors Savings Bank F.S.B. of record in Book 9539, page 750, said Register's Office.

That property identified as Tract I being lots 1006 and 1008 of Block 171 Plan No. 1 of West Nashville of record in Book 57, pages 74 and 75, said Register's Office was conveyed to Donnie W. White by Quitclaim Deed from Daniel M. Tidwell of record in Book 9650, page 119, said Register's Office.

This is improved property located at 1101 51st Avenue, North, formerly known as 5100 Kentucky Avenue, A and B, Nashville, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 27 day of July, 2020.

GRANTOR:

Daniel M. Tidwell Jr. Executor

Daniel Michael Tidwell, Jr., Executor of the Estate of Daniel Michael Tidwell, deceased

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 **Daniel Michael Tidwell, Jr.,, Executor** of the Estate of Daniel Michael Tidwell, deceased, with whom I am personally acquainted and who (upon oath) acknowledged that as such Executor, he executed the within named instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood Tennessee, this 27th day of July, 2020.

Francene Kavin

Notary Public

My Commission Expires: Oct 31, 2020

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY