NO TITLE OPINION REQUESTED

Karen Johnson Davidson County
Batch# 531180 DEEDQC
12/11/2020 11:56:45 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20201211-0145610

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual consideration for this transfer is *NONE*.

Megan Tidwell
Affiant

KIM E. BARE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me on this 18th day of August, 2020.

Kim E Bare
Notary Public

My Commission Expires: 02/01/2022

This Instrument Was Prepared By:

J. STEPHEN BROWN
J. STEPHEN BROWN, P.C.
Attorney at Law
P.O. Box 792
224 West Gay Street
Lebanon, Tennessee 37087
(615)444-3299

ADDRESS NEW OWNER AS FOLLOWS:
John Tidwell, Jr.
3801 Hilltop Ave
Nashville, TN 37216

SEND TAX BILLS TO:

-----Same----

MAP PARCEL NUMBERS:

Map	061
Group	14-0
Parcel	095.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a reconveyance to create a joint tenancy with rights of survivorship, we JOHN TIDWEL, SR., a single person, and JOHN TIDWELL, JR., a single person, hereby remise, release and quitclaim unto MEGAN TIDWELL, TRUSTEE, her successors and assigns, the following described tract or parcel of land in Davidson County, Tennessee:

> BEING Lot No. 4, on the Plan of Baxter Heights, of record in Book 2083, Page 94, Register's Office for Davdison County, TN, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to John Tidwell, Sr., and John Tidwell, Jr., as tenants in common, by Warranty Deed from William Boyd, dated July 26, 2006, and of record in Instrument 20060731-0092361, Register's Office for Davidson County, Tennessee.

This is the same description as contained in the previous instrument of record.

This is improved property known as 3801 Hilltop Avenue, Nashville, TN 37216.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, MEGAN TIDWELL, TRUSTEE, for the express purpose of carrying out the intent of this transfer, as above set out, hereby remises, releases and forever quitclaims unto JOHN TIDWELL, SR. and JOHN TIDWELL, JR., as joint tenants with right of survivorship, (and not as tenants in common), their respective heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 18th day of August, 2020

JOHN TIDWELL, SR.

JOHN TIDWELL, JR.

MEGAN TIDWELL, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF Wilson)

Subscribed, sworn to and acknowledged before me by JOHN TIDWELL, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 18th day of August, 2020.

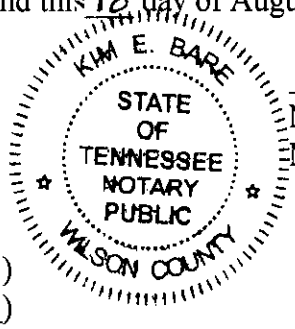
KIM E. BARE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC
My Commission Expires: 02/01/2022

STATE OF TENNESSEE)
COUNTY OF Wilson)

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Witness my hand this 18th day of August, 2020.

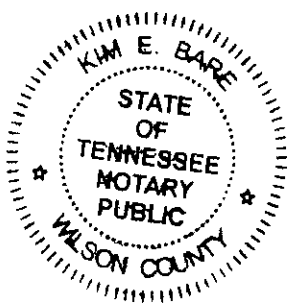


NOTARY PUBLIC
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STATE OF TENNESSEE)
COUNTY OF Wilson)

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Witness my hand this 18th day of August, 2020.



NOTARY PUBLIC
My Commission Expires: 02/01/2022