WARRANTY DEED

Karen Johnson Davidson County
Batch# 573144 **DEEDWARR**
02/11/2021 10:57:21 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20210211-0019758

G-PC-20-5013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-22

NOTARY SEAL: TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MARY FRANCES RUDY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paul B. Curran and Peggy B. Curran	**Same as New Owner**	
(NAME)	(NAME)	**147-09-0-005.00**
5013 Churchill Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL J. TIDWELL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL B. CURRAN AND PEGGY B. CURRAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Map of Crievewood of record in Plat Book 2331, Page 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emmett C. Tidwell Jr. and wife, Lucille C. Tidwell by Warranty deed from Claude G. Sweeney and wife, Mary J. Sweeney of record in Book 2735, page 357, Register's Office for Davidson County, Tennessee, dated January 20, 1956 and recorded on January 21, 1958.
Being the same property conveyed to George E. Mudter, Jr., Trustee by Quitclaim Deed from Lucille C. Tidwell, unmarried of record in Instrument No: 20011120-0127209, Register's Office for Davidson County, Tennessee, dated October 12, 2001 and recorded on November 20, 2001 and within the same deed the said George E. Mudter, Jr., Trustee conveyed his interest in the subject property to Lucille C. Tidwell, unmarried and Michael J. Tidwell, unmarried, as joint tenants with the right of survivorship.

The said Lucille C. Tidwell having died October 28, 2016 leaving property to Michael J. Tidwell, unmarried as sole surviving tenant by the entirety.

Said deed of record inadvertently references Plat Book 2313 in the legal description. The correct Plat Book should read 2331.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 99, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 2491, Page 278, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5013 Churchill Drive, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this the 5th DAY OF FEBRUARY, 2021.

Michael J. Tidwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL J. TIDWELL, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/8/21

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212