Karen Johnson Davidson County
Batch# 802856 DEEDWARR
02/09/2022 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20220209-0015087

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of January, 2022.

Notary Public

My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jason Tidwell	New Owner(s)	083 13 0 359.00
2306 Cruzen Street		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEANA CHERYL MITCHELL, TRUSTEE OF 2011 BOLTON COMMUNITY PROPERTY TRUST DATED JUNE 20, 2011**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON TIDWELL, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: 107

Land in Davidson County, Tennessee, being Lot No 30 Revised Plan of Shelby Village No. One, of record in Plan Book 1835, Page 63, Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to 2011 Bolton Community Property Trust, by Quitclaim Deed from Beth A. Bolton, of record in Instrument No. 20110623-0048258, in the Register's Office of Davidson County, Tennessee, dated June 20, 2011 and recorded on June 23, 2011.

Being the same property conveyed to Beth A. Bolton, married, by Quitclaim Deed from GBEC of Tennessee, Inc, of record in Instrument No. 20060821-0102923, in the Register's Office of Davidson County, Tennessee, dated August 02, 2006 and recorded on August 21, 2006.

Being the same property conveyed to GBEC of Tennessee, Inc, by Quitclaim Deed from H. Glenn Bolton, of record in Instrument No. 20041229-0153777, in the Register's Office of Davidson County, Tennessee, dated December 29, 2004 and recorded on December 29, 2004.

Being the same property conveyed to H. Glenn Bolton, by Quitclaim Deed from Tidal Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20000510-0047350, in the Register's Office of Davidson County, Tennessee, dated April 28, 2000 and recorded on May 10, 2000.

Being the same property conveyed to Tidal Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Susan O'Neill, unmarried, of record in Instrument No. 20000510-0047349, in the Register's Office of Davidson County, Tennessee, dated April 26, 2000 and recorded on May 10, 2000.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 505 South 14th Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of January, 2022.

2011 Bolton Community Property Trust dated June 20, 2011

By: Jeana Cheryl Mitchell, Trustee

Jeana Cheryl Mitchell, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeana Cheryl Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of 2011 Bolton Community Property Trust dated June 20, 2011, a Tennessee Trust, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 27th day of January, 2022.

Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 01/31/2022 ____ (date of document).

Affiant Signature

01/31/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 31 day of January, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025