QUITCLAIM DEED

STATE OF Tennessee COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on August 11th 2022.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Teresa Obispado 4905 Shadowlawn Dr. Hermitage, TN 37076	Same as New Owner	076 05 0 040.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Jerry Randolph Kidwell, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Theresa Obispado, hereinafter called **"GRANTEE,"** her successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Hidden Hill, of record in Book 4860, page 43, Register's Office for said County.

Said Lot No. 37 fronts 80 feet on the southeasterly side of Shadowlawn Drive and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Jerry W. Kidwell and wife, Betty Jo Kidwell, by Warranty Deed from Larry Jones and wife, Gloria A. Jones, dated July 13, 1977 and recorded July 14, 1977 in Book 5170, page 837, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Teresa Obispado by Quitclaim Deed from Betty Kidwell, dated November 18, 2014 and recorded November 18, 2014, of record in Instrument No. 20141118-0106376, Register's Office for Davidson County, Tennessee. Jerry W. Kidwell predeceased Betty Kidwell.

Being the same property conveyed to Betty Kidwell by Quitclaim Deed from Teresa Obispado dated December 23, 2014 and recorded December 30, 2014 in Instrument No. 20141230-0118974, Register's Office for Davidson County, Tennessee. Betty Jo Kidwell died December 7, 2021 leaving two heirs (her surviving children), Jerry Randolph Kidwell and Teresa Obispado. See Probate Case No. 21P2509, Circuit Court of Davidson County, Tennessee.

This is improved property, known as 4905 Shadowlawn Drive, Hermitage, TN 37076.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch# 904174 DEEDQC
08/16/2022 01:43:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220816-0092862

WITNESS my hand on August 16th, 2022

Jerry Randolph Kidwell

Jerry Randolph Kidwell

STATE OF Tennessee

COUNTY OF Davidson

On August 16th, 2022, before me personally appeared Jerry Randolph Kidwell, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 16th August, 2022.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025