Karen Johnson Davidson County
Batch# 1002315 DEEDQC
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Fees $12 00 Taxes $0 00
20230511-0035199

This instrument prepared by:
THE LAW OFFICE OF
TIMOTHY H. NICHOLS, PLLC (THN)
1614 19th Ave S
Nashville, TN 37212
(615) 383-3355

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER:
Lester Kenneth Tidwell, Jr. 2901 Dunmore Drive Nashville, TN 37214	Same	3DZ 59424 96-10-217

QUIT CLAIM DEED

For and in consideration of the sum Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Lela June Hicks, hereby conveys to Lester Kenneth Tidwell, Jr., Grantee, all of her right, title, estate and interest in the hereinafter described real property, together with improvements, if any, lying and being in Davidson County, Tennessee, and more particularly described as follows:

> BEING Lot No. 43 on the Map of Twin Lawn Subdivision, as of record in Book 2331, Page 9, Register's Office for Davidson County, Tennessee, said Lot lying at the southeast corner of the intersection of Dunmore Drive and Colfax Drive, and more particularly described as follows:
>
> BEGINNING at a point in the southerly margin of Dunmore Drive, at the common corner of Lots Nos. 42 and 43; thence westerly along the southerly margin of Dunmore Drive 100.4 feet to a point at the beginning of a curve; thence in a southwesterly direction around said curve 39.3 feet to a point in the easterly margin of Colfax Drive; thence in a southerly direction along the easterly margin of Colfax Drive 100 feet to a point; thence in an easterly direction along the line dividing Lots Nos. 43 and 68, 110 feet to a point; thence in a northerly direction along the line dividing Lots Nos. 42 and 43, 118.5 feet to the point of beginning.
>
> BEING the same property conveyed to William J. Hicks and wife, Lela June Hicks, by Warranty Deed from James Thomas Dunn, Jr., single, of record in Book 8289, page 962, Register's Office for Davidson County, Tennessee.

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

WITNESS my signature, this 24th day of April, 2023.

X Lela June Hicks
LELA JUNE HICKS

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

X Lela June Hicks
Affiant

ELOISA URIBE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 24th day of April, 2023.

Eloisa Uribe
Notary Public

My Commission Expires: 5/9/23

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County, personally appeared Lela June Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my signature this 24th day of April, 2023.

Eloisa Uribe
Notary Public

ELOISA URIBE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 5/9/2023