Karen Johnson Davidson County
Batch# 1005299 DEEDQC
05/19/2023 10 33 23 AM 2 pgs
Fees $12 00 Taxes $0 00
20230519-0037708

QUITCLAIM DEED

Information in this document furnished by the parties and relied upon by the preparer of this document

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Holly Clark Manhold,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Todd Michael Tidwell** all my rights, title and interest in and to the following described real estate, to-wit:

Property address: 232 Cumberland Circle, Nashville, Tennessee 37214

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit

LAND in Davidson County, Tennessee, being part of Lot No 92 on the Plan of Bluefields, of record in Book 843, Page 34, Register's Office for Davidson County, Tennessee, and being described as Lot "C" on the unrecorded Map of the Resubdivision of Lots Nos 45, 46, etc. as shown by a survey of Z. J. Wilkinson, dated April 6, 1940, and described according to a survey of John Kohl, dated October 1, 1975, as follows:

BEGINNING at a point in the westerly margin of Cumberland Circle, said point being northwestwardly 63 feet along said Circle from the common front corner of Lots 91 and 92, thence westwardly 403 feet to a point, thence northeasterly 200 feet to a point, thence southeasterly 319 feet to a point in the westerly margin of Cumberland Circle; thence with the margin of the same 72 feet to the point of beginning.

BEING the same property conveyed to Mark Tidwell et ux Ellen Tidwell, by Warranty Deed from Martin A Byrd, II et ux Norma H Byrd, dated 4/16/1976 and recorded 4/20/1976 in Book 5017, Page 92, Register's Office for Davidson County, Tennessee. Mark Tidwell and wife, Ellen Tidwell then conveyed a one-half undivided interest in said property to Mike Stoker and wife, Cheryl Stoker, by Deed dated 6/30/1976 and recorded 12/30/1976 in Book 5101, Page 704, Register's Office for Davidson County, Tennessee.
Further, Michael J. Stoker conveyed his ¼ interest to Phillip Mark Tidwell and wife, Ellen Tidwell by Quitclaim Deed dated 5/28/1986 and recorded 5/29/1986 in Book 6870, Page 486, as corrected by Quitclaim Deed from Mike Stoker to Mark Tidwell and wife, Ellen Tidwell dated 3/16/1987 and recorded 4/15/1987 in Book 7203, Page 897, and Cheryl Becon Prouty (Stoker) conveyed her ¼ interest to Phillip Mark Tidwell and wife, Ellen Tidwell, by Quitclaim Deed dated 6/17/1986 and recorded 6/19/1986 in Book 6891, Page 341, as corrected by Quitclaim Deed from Cheryl Stoker, now Cheryl Becon Prouty to Mark Tidwell and wife, Ellen Tidwell dated 3/12/1987 and recorded 4/15/1987 in Book 7203, Page 899, Register's Office for Davidson County, Tennessee
The said Mark Tidwell (aka Phillip Mark Tidwell) died on January 2, 2022, leaving the property vested solely in Ellen Tidwell.
The said Ellen Tidwell (aka Ellen Clark Tidwell) died intestate on October 13, 2022. Pursuant to Order to Issue Letters of Administration filed 12/14/2022 in Docket No 22P-2134 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Holly C Manhold and Todd M Tidwell were appointed as Co-Administrators, and they are the children and only heirs-at-law of the decedent

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 12 day of May, 2023.

Holly Clark Manhold

Holly Clark Manhold

STATE OF TENNESSEE
COUNTY OF Williamson

On this 12th day of May, 2023, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Holly Clark Manhold to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Notary Public
My Commission Expires 9-29-2025

M LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 12th day of May, 2023

Notary Public
My Commission Expires: 9-29-2025

M LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN

Tax/Map ID & Parcel
096-05-0-008.00

New Owners:
Todd Michael Tidwell
232 Cumberland Circle
Nashville, Tennessee 37214

Send Tax Bills to :
Same as new owner

This Instrument Prepared By & Return to:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW23035