Karen Johnson Davidson County
Batch# 1007939 DEEDQC
05/25/2023 03 39 12 PM 2 pgs
Fees $12 00 Taxes $0 00
20230525-0039673

This instrument prepared by:
(And return to)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue South
Nashville, TN 37212

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Edward Tidwell 1750 Stewart Creek Road Murfreesboro, TN 37129	Same	135-12-0B-122.00

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution and closing of the **Estate of Albert Anthony Bianculli**, the decedent's will having been admitted into probate in Davidson County, Tennessee, bearing Case No. 22P1160, In the Seventh Circuit Court for Davidson County, Tennessee , the Estate of Albert Anthony Bianculli by William Edward Tidwell, Executor (the "Grantor"), and by these presents does transfer and convey unto the said **Edward Tidwell** (the "Grantee"), his successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot 122, on the Plan of Horizontal Property Regime, Private Elements Plat, NASHBORO VILLAGE AT FAIRWAY POINTE of record in Instrument No. 20020820-0100664, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to **Albert A. Bianculli,** by deed from **NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes,** of record in Instrument No.: 20040106-0002156 Register's Office for Davidson County, Tennessee Albert Anthony Bianculli also known as Albert A. Bianculli having since deceased, testate, on June 9th, 2022, of record in Probate Case No. 22P1160, Probate Court Clerk's Office for Davidson County, Tennessee. Wherein the Last Will and Testament, Section V, Special Bequest, the above described property is bequeathed to Edward Tidwell.

Being also known as: **2306 Nashboro Boulevard, Nashville, TN 37217**

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

Whenever 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 hand this day of 25th day of May, 2023.

Estate of Albert Anthony Bianculli

William Edward Tidwell, Executor

William Edward Tidwell, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **William Edward Tidwell**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the Estate of Albert Anthony Bianculli, the maker, and is authorized by the maker to execute this instrument on behalf of the maker, The Estate of Albert Anthony Bianculli, by Edward Tidwell Executor.

Witness my hand and official seal this 25th day of May, 2023.

Notary Public

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is

$ 0 00

Affiant

Subscribed and sworn before me this 25th day of May, 2023

NOTARY PUBLIC

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

My Commission Expires _____