Karen Johnson Davidson County
Batch# 1007939 DEEDQC
05/25/2023 03 39 12 PM 2 pgs
Fees $12 00 Taxes $0 00
20230525-0039674

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.:
Julie Tidwell, Trustee Eddie Tidwell Living Trust 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, **Edward Tidwell**, married,(the "Grantor"), by these presents does transfer and convey unto **Julie Tidwell, Trustee for the Eddie Tidwell Living Trust dated the 15th day of July, 2016** (the "Grantee"), its successors and assigns, all of his 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 **Edward Tidwell,** by Quitclaim Deed from **Estate of Albert Anthony Bianculli,** of record in Instrument No.: 20230525-0039073 Register's Office for Davidson County, Tennessee.

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.

Edward Tidwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Edward Tidwell**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

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 _____