**THIS INSTRUMENT PREPARED BY:**
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Karen Johnson Davidson County
Batch# 1019799 DEEDQC
06/27/2023 03:30:37 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230627-0048986

# QUITCLAIM DEED

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | PARCEL ID NUMBER: |
|---|---|---|
| REBECCA D. TIDMAN<br>208 Baskin Dr.<br>Nashville, TN 37205 | SAME | 12902003500 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

REBECCA D. TIDMAN.

SUBSCRIBED AND SWORN to before me by REBECCA D. TIDMAN this 26th day of June, 2023.

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 7, 2025

Notary Public
My Commission Expires: 7/7/25

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, I, J. HASKELL TIDMAN, JR., hereinafter "GRANTOR," do hereby transfer, convey and quitclaim to REBECCA D. TIDMAN, her heirs and assigns, all of GRANTOR'S right, title and interest in certain property in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein and incorporated herein by reference ("the property").

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

**WITNESS** my hand this 26 day of June, 2023.

J. HASKELL TIDMAN, JR.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

Personally appeared before me J. HASKELL TIDMAN, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal this 26th day of June, 2023.

Notary Public
My Commission Expires: 7/7/25

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 7, 2025

**EXHIBIT A**

Being Lot Number 944 and the northwesterly part of Reserved Parcel "A" on the plan of West Meade Farms, Inc., Section 12, as of record in Book 2331, Page 111, Register's Office for said County, being described separately as Tract Number 1 and Tract Number 2, as follows: Tract Number 1: Being Lot Number 944 on the Plan of West Meade Farms, Inc., Section 12, as of record in Book 2331, Page 111, Register's Office for said County. Said Lot Number 944 fronts 146 feet on the northeasterly side of Baskin Drive and runs back 386 feet on the northwesterly line and 338 feet on the southeasterly line, to a dead line in the rear on which it measures 205 feet. Tract Number 2: Being the northwesterly part of Reserved Parcel "A" on the Plan of West Meade Farms, Inc., Section 12, as of record in Book 2331, Page 111, Register's Office for said County, as follows: Beginning in the northeasterly margin of Baskin Drive at the common front corner of Lot Number 944 and said Reserved Parcel A; thence the southeasterly line of Lot Number 944, North 48 Degrees, 15' East 338 feet to a point; thence south 24 degrees, 12' east 80 feet to a point; thence south 49 degrees 36' west 319.7 feet to the northeasterly margin of Baskin Drive; thence along said drive in a northwesterly direction 66.2 feet to the beginning.

Being the same property devised to J. Haskell Tidman, Jr. by the Last Will and Testament of Annette I. Tidman duly probated in the Seventh Circuit Court of Davidson County, Tennessee, docket number 17P-1276 and documented by Executor's Quitclaim Deed of record in in instrument 20190821-0084092, Register's Office of Davidson County, Tennessee.

The property address is 208 Baskin Drive, Nashville, Tennessee 37205.