Karen Johnson Davidson County
Batch# 1118076 DEEDQC
04/02/2024 03:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240402-0023168

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, Tennessee 37027; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
Vivian P. Tidwell, Trustee of The Vivian P. Tidwell Revocable Living Trust	Same	150 06 0 242.00
500 Rural Hill Rd.		
Nashville, TN 37217		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance I, **VIVIAN P. TIDWELL**, do hereby convey unto **VIVIAN P. TIDWELL, TRUSTEE OF THE VIVIAN P. TIDWELL REVOCABLE LIVING TRUST DATED APRIL 1, 2024**, all of my interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

Land in the 3rd Civil District of Davidson County, Tennessee, according to a survey made by E. L. Miller, Jr. Company, dated July 11, 1965, more particularly described as follows:

Beginning at a point in the northerly margin of Anderson Road, said Point being 6,350 feet, more or less, to the margin of Bell Road; thence N 3 deg. 00' E, 932.5 feet to an iron pin at a cedar tree; thence N 89 deg. 46' W, 41.0 feet to an 12-inch hackberry tree, N 87 deg. 53' W, 307.3 feet to a point; thence N 1 deg. 40' W, 168.5 feet to a post; thence N 3 deg 50' E, 843.5 feet to an iron pin; thence S 35 deg. 10' E, 1,254 feet to an iron pin at post; thence N 86 deg. 57' W, 17.0 feet to an iron pin; thence S 3 deg. 00' W, 731.5 feet to an iron pin; thence S 86 deg. 57' E, 90 feet to an iron pin; thence S 3 deg. 00' W, 200.0 feet to an iron pin in the northerly margin of Anderson Road, thence along the northerly margin of Anderson Road, N 86 deg. 57' W, 115.0 feet to the point of beginning, said tract being designated as Tract "A", containing 10.2 acres, more or less.

Being a portion (Tract II) of the property conveyed to Glenn T. Tidwell by Quitclaim Deed from Harold Reeves, Trustee, dated June 23, 2016, of record in Instrument No. 20160628-0065695, Register's Office for Davidson County, Tennessee, which corrected Quitclaim Deed of record in Book 8132, page 435, Register's Office for Davidson County, Tennessee. Glenn T. Tidwell (also known as Glenn Thomas Tidwell) died a resident of Davidson County, Tennessee on January 23, 2017. Glenn T. Tidwell's Last Will and Testament was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (Docket No. 17P475), on April 13, 2017. Pursuant to Glenn T. Tidwell's Last Will and Testament, a copy of which is of record in Instrument No 20180131-0009799 in the Register's Office for Davidson County, Tennessee, this property was bequeathed to Vivian Tidwell. Vivian Tidwell and Vivian P. Tidwell are one and the same person.

This is improved property known as **3140 Anderson Road., Antioch, Tennessee 37013.**

This conveyance is subject to all matters of record relating to this property, including, but not limited to zoning, setback requirements, general utility, sewer and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 1st day of April, 2024.

Vivian P. Tidwell

VIVIAN P. TIDWELL

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VIVIAN P. TIDWELL**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this the 1st day of April, 2024.

Elizabeth Ryder Sykes

Notary Public

My commission expires: ELIZABETH RYDER SYKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-04-2027

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this
1st day of April, 2024.

Notary Public

My commission expires: _____

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 1, 2024.

April 2, 2024
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 2nd day of April, 2024.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

