Karen Johnson Davidson County
Batch# 1118076 DEEDQC
04/02/2024 03:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240402-0023169

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	165 00 0 014.00
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:

Being a tract of land in the 2nd Civil District of Davidson County, Tennessee, bounded and described according to a survey made by Watkins and Murray, Surveyors, on August 16, 1947, not recorded, said survey being of two tracts taken from the Northeast corner of Harry Warnick's Farm, which said Parcel or tract of land herein conveyed is described, according to said survey, as follows:

Beginning at a point in the center of Hamiliton Church Road, said point being the N. W. corner of the tract herein conveyed and the N. E. corner of the lands of Geo. Duffle; thence S 4 deg. W 663.6 feet (following the easterly line of said Geo. Duffle and the tract herein conveyed) to a point; thence N. 49 deg. E 187 feet to a point; thence N 13 deg E 161 feet to a point; thence N 6 deg. E 357.5 feet to a point; thence N 3 deg. 30' E 263.5 feet to a point in the center of said Hamiliton Church Road; thence N 87 deg. 15' W along the center line of said road, 182.6 feet to the point of beginning, and containing 2.96 acres of land, more or less.

Being the same property inherited by Vivian P. Tidwell from her mother Alice Catherine Parker, as reflected in Affidavit of Heirship of record in Instrument No. 20090828-0080980, Register's Office for Davidson County, Tennessee.

This is improved property known as **3859 Hamiliton Church Rd., 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)

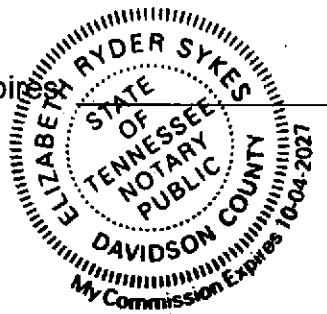
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VIVIAN P. TIDWELL**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Elizabeth Ryder Sykes

Notary Public

My commission expires:



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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

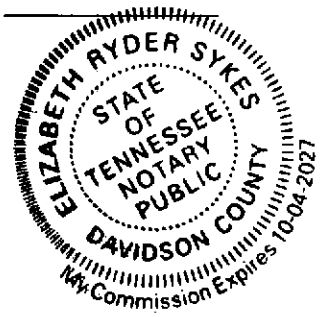
The actual consideration or value of this transfer is $ - 0 - .

Vivian P. Tidwell
Affiant

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

Elizabeth Ryder Sykes
Notary Public

My commission expires: _____



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

