Karen Johnson Davidson County
Batch# 1118076 DEEDQC
04/02/2024 03:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240402-0023170

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 0 081.00
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:

Beginning at a point in Hamilton Church Road at the northeast corner of the property conveyed to William Hall Parker and wife, by deed form Robert Lusk and wife, of record in Book 2536, page 592, said Register's Office; thence with the Easterly line of said Parker property, Southwardly 426 feet, more or less, to the Southerly line of the property conveyed to Binnie Briggs Lusk by deed from Harry Warnick and wife, of record in Book 1514, page 334, and re-recorded in Book 2535, page 581, said register's Office; thence with said line, South 79 deg. 15' East 100 feet; thence Northwardly 437 feet, more or less, to a point in Hamilton Church Road, South 87 deg. 15' East 100 feet from the Northeast corner of said Parker property; thence with said Road North 87 deg. 15' West 100 feet to the beginning.

Being the same property conveyed to Glenn T. Tidwell by Warranty Deed from Tracy D. York and husband, David W. York, dated February 4, 2011, of record in Instrument No. 20110209-0011238, 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 **3873 Hamilton Church 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

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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.

Notary Public

My commission expires:

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

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

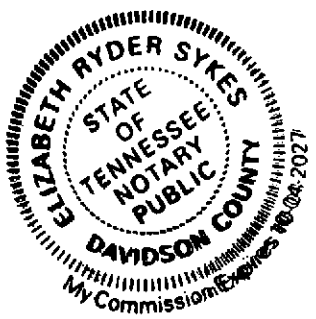
The actual consideration or value of this transfer is $ - 0 - .

Affiant

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

Notary Public

My commission expires: _____



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

