Karen Johnson Davidson County
Batch# 1118076 DEEDQC
04/02/2024 03:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240402-0023171

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 01 0 103.00
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 Lot No. 118 on the Plan of Edge-O-Lake Estates, Section 4, of record in Book 3600, pages 87 and 88, Register's Office for Davidson County, Tennessee, to which plan references is made for a more complete description. and made apart hereof the same as though copied herein.

Being the same property conveyed to Vivian P. Tidwell by Quitclaim Deed from Glenn T. Tidwell, of record in Book 8132, Page 437, Register's Office for Davidson County, Tennessee.

This is improved property known as **500 Rural Hill Rd., Nashville, Tennessee 37217.**

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: _____

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

