This Instrument Prepared by:
Bryan C. De Cuir, Attorney at Law
1114 West Main Street
Franklin, TN 37064
Telephone: (615) 673-8337

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this
28th day of May, 2024

Notary Public

My Commission Expires: May 16, 2026

BRYAN C. DE CUIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 5-16-2026

Karen Johnson Davidson County
Batch# 1147240 DEEDQC
06/14/2024 09:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240614-0044614

Address of New Owner:	Send Tax Bills to:	Map/Parcel IDs:
James Patrick Tidwell, II and Ashley Sabato Tidwell, Trustees 928 Waynewood Lane Hermitage, TN 37076	**NEW OWNER**	**075-12-0-B-032.00 CO**

QUITCLAIM DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **James Patrick Tidwell, II and wife, Ashley Sabato Tidwell**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer, convey, release and quitclaim to **James Patrick Tidwell, II and Ashley Sabato Tidwell, as Trustees for The Tidwell Family Living Trust, Dated May 28, 2024**, hereinafter called the Grantee, heirs and assigns, Grantor's entire right, title and interest in and to certain tracts of land, together with all improvements located thereon, described as follows:

> Land in Davidson County, Tennessee, being Lot 74, BROOKSIDE WOODS, PHASE 2, SECTION 2, as shown on plat of record, in Plat Book 9700, Pages 397 and 398, and further as corrected in Plat Book 11346, Pages 459 and 460 the Register's Office, Davidson County, Tennessee, to-which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to James Patrick Tidwell, II and wife, Ashley Sabato Tidwell by Warranty Deed dated March 5, 2010 from Richard VanAntwerp and wife, Brandi VanAntwerp and filed of record in Instrument Number 20100309-0018033, Register's Office for Davidson County, Tennessee.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as: **928 Waynewood Lane, Hermitage, TN 37076**

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 28th day of May, 2024.

James Patrick Tidwell, II

Ashley Sabato Tidwell

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Patrick Tidwell, II and Ashley Sabato Tidwell**, the Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of May, 2024.

[SEAL]

Notary Public

My Commission Expires: May 16, 2026

BRYAN C. DE CUIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 5-16-2026

CERTIFICATE OF AUTHENTICITY

I, **BRYAN C. DE CUIR**, do hereby make oath that I am a licensed attorney and/or the custodian of 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 **May 28, 2024**.

Affiant Signature

5.28.2024
Date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 28 day of May, 2024.

Michelle D McQueen
Notary's Signature

My Commission Expires: 10-25-2027

