Karen Johnson Davidson County
Batch # 1233100 DEEDQC
02/03/2025 03 53 27 PM 4 pgs
Fees $22 00 Taxes $0 00
20250203-0008161

THIS INSTRUMENT PREPARED BY:
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Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

EXECUTOR'S QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL #:
REBECCA D. TIDMAN, et al. 208 Baskin Dr. Nashville, TN 37205	SAME	14407000300 09215020500 09215020600

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(D) as being the implementation of a testamentary devise. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(5).

Whereas, J. Haskell Tidman, Jr. owned certain real property in Davidson County, Tennessee;

Whereas, said real property is included in the probate estate pursuant to T.C.A. §31-2-103;

Whereas, J. Haskell Tidman, Jr. left a Last Will and Testament duly probated in the Probate Division of the Seventh Circuit Court of Davidson County, Tennessee, Docket Number 24P2235 appointing W. Warner McNeilly, III as Executor;

Now, therefore, I, W. WARNER MCNEILLY, III, EXECUTOR OF THE ESTATE OF J. HASKELL TIDMAN, JR., ("GRANTOR"), hereby transfer, convey and quitclaim all of GRANTOR'S right, title and interest in certain properties located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference ("the Property") as follows:

(i) A one-half (1/2) undivided interest in the Property as a tenant in common to REBECCA D. TIDMAN, her heirs and assigns; and

(ii) A one-half (1/2) undivided interest in the Property as a tenant in common to RACHEL T. KAISER, her heirs and assigns.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

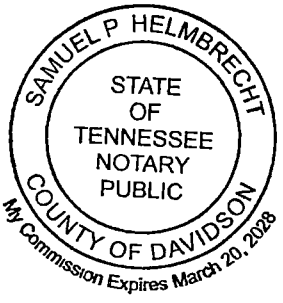
WITNESS my hand this 27th day of January, 2025.

W. WARNER MCNEILLY, III, EXECUTOR OF
THE ESTATE OF J. HASKELL TIDMAN, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared W. WARNER MCNEILLY, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Executor of the Estate of J. Haskell Tidman, Jr. and that he as such Executor executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 27 day of January, 2025.



Notary Public
My Commission Expires: 3/20/2028

EXHIBIT A

PARCEL ID NUMBER: 14407000300

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Revision of Lots 1, 2 and 3, Section One, Chickering Park, of record in Book 2854, page 22, Register's Office for said County, described as follows: Beginning on the southerly margin of Crater Hill Road at the corner of Lots Nos. 1 and 2; thence in a southerly direction with the line between said two lots 158.6 feet to a point in said line marked by a monument; thence continuing in a southerly direction with the line between said two lots 154.4 feet to a point; thence north 87° 34' west 319.0 feet to a point marked by a monument; thence north 34° 59' east 153.33 feet to a point, being the southeast corner of Lot No. 3; thence in a northerly direction with the line between Lots 2 and 3, 274.8 feet to the southerly margin of Crater Hill Road; thence in an easterly direction with said road, 94.6 feet to a monument; thence continuing with same, southeastwardly 17.45 feet to a monument, the beginning of a curve; thence continuing with the margin of said road in a southeasterly direction around said curve 70.83 feet to the beginning.

Being the same property conveyed to J. Haskell Tidman, Jr. by Deed of record in Instrument No. 20190821-0084090, R.O.D.C.

The property address is 1155 Crater Hill Dr., Nashville, TN 37215.

PARCEL ID NUMBER: 09215020500

Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Lots 31, 32, 33, and 34 on the Plan of Josephine E. Ferrell Subdivision of the Elliston Addition to Nashville, of record in Book 6900, page 622 (previous deed reference of 222), Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description thereof.

J. Haskell Tidman, Jr. acquired a one-half (1/2) undivided interest in said property by Deed of record in Instrument No. 20190821-0084091, R.O.D.C.

This is unimproved property known as 211 24th Avenue North, Nashville, TN 37203.

PARCEL ID NUMBER: 09215020600

Land in Davidson County, Tennessee, being Lot No. 2 on the revised plan of Lots Nos. 2 and 3 on the Final plat of the resubdivision of Lots 31, 32, 33 and 34 on the Plan of Josephine E. Ferrell Subdivision of the Elliston Addition to Nashville of record in Book 7900, page 300, and Surveyor's Correction to Plat of record in Book 8430, page 86, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Said Lot No. 2 fronts 24th Avenue North and beginning at the common corner of Lots Nos. 2 and 3 thence S 31 deg. 25' 00" E 66.72 feet; thence S 58 deg. 35' 00" W 110.00 feet; thence N 31 deg. 25' 00" W 66.52 feet; thence S 58 deg. 35' 00" W 110.00 feet to the beginning.

J. Haskell Tidman, Jr. acquired a one-half (1/2) undivided interest in said property by deed of record in Instrument No. 20190821-0084091, R.O.D.C.

This is unimproved property known as 215 24th Avenue North, Nashville, TN 37203.