Karen Johnson Davidson County
Batch # 1233100 DEEDQC
02/03/2025 03 53 27 PM 3 pgs
Fees $17 00 Taxes $0 00
20250203-0008162

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

CO-TRUSTEES' QUITCLAIM DEED

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

Pursuant to the terms of the TIDMAN MARITAL DEDUCTION TRUST, we, REBECCA D. TIDMAN and RACHEL T. KAISER, SUCCESSOR CO-TRUSTEES OF THE TIDMAN MARITAL DEDUCTION TRUST, ("GRANTORS"), hereby transfer, convey and quitclaim all of GRANTORS' 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 our hands this 28 day of January, 2024.

REBECCA D. TIDMAN, CO-TRUSTEE OF THE TIDMAN MARITAL DEDUCTION TRUST

RACHEL T. KAISER, CO-TRUSTEE OF THE TIDMAN MARITAL DEDUCTION TRUST

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared REBECCA D. TIDMAN and RACHEL T. KAISER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are the Co-Trustees of the Tidman Marital Deduction Trust and that they as such Co-Trustees executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 28th day of January 2025.

KAYLA DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission Expires: 05/09/2026

EXHIBIT A

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., Trustee of the Tidman Marital Deduction Trust acquired a one-half (1/2) undivided interest in said property by Deed of record in Instrument No. 20190821-0084091, R.O.D.C. J. Haskell Tidman, Jr. died and Rebecca D. Tidman and Rachel T. Kaiser became successor co-trustees.

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

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., Trustee of the Tidman Marital Deduction Trust acquired a one-half (1/2) undivided interest in said property by Deed of record in Instrument No. 20190821-0084091, R.O.D.C. J. Haskell Tidman, Jr. died and Rebecca D. Tidman and Rachel T. Kaiser became successor co-trustees.

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