Karen Johnson Davidson County
Batch# 1278714 DEEDQC
05/29/2025 12:33:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250529-0042167

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.:
Randall D. Tidwell	Same	165 00 0 014.00
3859 Hamilton Church Road		
Antioch, TN 37013		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance I, **SONJA T. JANNELLI**, as Successor Trustee of **THE VIVIAN P. TIDWELL REVOCABLE LIVING TRUST dated April 1, 2024**, do hereby convey unto **RANDALL D. TIDWELL** all of its interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

Being a tract of land in the 2nd Civil District of Davidson County, Tennessee, bounded and described according to a survey made by Watkins and Murray, Surveyors, on August 16, 1947, not recorded, said survey being of two tracts taken from the Northeast corner of Harry Warnick's Farm, which said Parcel or tract of land herein conveyed is described, according to said survey, as follows:

Beginning at a point in the center of Hamiliton Church Road, said point being the N. W. corner of the tract herein conveyed and the N. E. corner of the lands of Geo. Duffle; thence S 4 deg. W 663.6 feet (following the easterly line of said Geo. Duffle and the tract herein conveyed) to a point; thence N. 49 deg. E 187 feet to a point; thence N 13 deg E 161 feet to a point; thence N 6 deg. E 357.5 feet to a point; thence N 3 deg. 30' E 263.5 feet to a point in the center of said Hamiliton Church Road; thence N 87 deg. 15' W along the center line of said road, 182.6 feet to the point of beginning, and containing 2.96 acres of land, more or less.

Being the same property conveyed from Vivian P. Tidwell to Vivian P. Tidwell, Trustee of The Vivian P. Tidwell Revocable Living Trust, by Quitclaim Deed dated April 1, 2024, of record in Instrument No. 20240402-0023169, Register's Office for Davidson County, Tennessee.

Vivian P. Tidwell died on March 31, 2025. Paragraph B(v) of Article VI of The Vivian P. Tidwell Revocable Living Trust provides that this property shall be distributed to **RANDALL D. TIDWELL** upon her death.

This is improved property known as **3859 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 16 day of May, 2025.

THE VIVIAN P. TIDWELL REVOCABLE LIVING TRUST DATED APRIL 1, 2024

Sonja T. Jannelli

SONJA T. JANNELLI, Trustee

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STATE OF NORTH CAROLINA)
)
COUNTY OF MECKLENBURG)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SONJA T. JANNELLI**, 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 Charlotte, North Carolina, on this the 16 day of May, 2025.

Notary Public

My commission expires: 03/06/2029

NEVIN GOUDA NOTARY PUBLIC MECKLENBURG COUNTY, NC MY COMMISSION EXPIRES MARCH 06, 2029

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STATE OF NORTH CAROLINA)
)
COUNTY OF MECKLENBURG)

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

Sonja T. Jannelli
Affiant

Sworn to and subscribed before me this 16 day of May, 2025.

Notary Public

My commission expires: 03/06/2029

NEVIN GOUDA NOTARY PUBLIC MECKLENBURG COUNTY, NC MY COMMISSION EXPIRES MARCH 06, 2029

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 16, 2025.

May 29, 2025
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29th day of May, 2025.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

LINDA J WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026