File No: TN25110053

Karen Johnson Davidson County
Batch# 1305864 DEEDQC
08/04/2025 02:05:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250804-0061640

After Recording, Send to:
Essent Title Insurance, Inc.
400 Rouser Rd., Bldg. 2, 5th Floor
Coraopolis, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Rodney L. VanWagoner, whose mailing address is **1606 Twin Square Way, Franklin, TN 37067** and **Jason B. Tidwell**, 3324 Mimosa Dr., Nashville, TN 37211

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 118 10 0 017.00

QUITCLAIM DEED

Rodney L. Vanwagoner, married, now conveying non homestead property ("Grantor"), of **1606 Twin Square Way, Franklin, TN 37067**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Rodney L. VanWagoner**, married, whose tax mailing address is **1606 Twin Square Way, Franklin, TN 37067** and **Jason B. Tidwell,** unmarried, whose tax mailing address is **3324 Mimosa Dr., Nashville, TN 37211** ("Grantee"), with quitclaim covenants, his/her/their interest in the following described real estate:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 of Block E on the Map of Battlefield Estates, Section No. 2 of record in Plat Book 843, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 11 fronts 110 feet on the Northwesterly side of Sutton Hill Road and runs back between lines 234 feet on the Northeasterly line and 249.6 feet on the Southwesterly line to a dead line, measuring 50 feet thereon.

Property Address is: 822 Sutton Hill Rd, Nashville, TN 37204

The instrument constituting the source of Grantor's interest in the foregoing described property was a Quitclaim Deed recorded as Instrument No. 20230612-0044198 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 118 10 0 017.00

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on July 31, 2025:

Rodney L. Vanwagoner

STATE OF Tennessee
COUNTY OF Williamson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Rodney L. Vanwagoner**, personally known to me, or has produced Drivers license, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 31 day of July, 2025.

MARVIN G. MARCELLUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/08/2029
COUNTY OF DAVIDSON

Notary Public

STATE OF Tennessee
COUNTY OF Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this the 31 day of July, 2025.

Notary Public

My Commission Expires: 05/08/2029

SEAL

MARVIN G. MARCELLUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/08/2029
COUNTY OF DAVIDSON

True Copy Certification
State of Tennessee

I, Linda Phillips, 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 7/31/2025

Affiant Signature

8/01/2025
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 01 day of August, 2025.

Notary's Signature

Commonwealth of Pennsylvania - Notary Seal
Abigail Serpa, Notary Public
Allegheny County
My commission expires April 11, 2026
Commission number 1413168
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-11-2026

(seal)