Karen Johnson Davidson County
Batch# 1311687 DEEDQC
08/19/2025 11:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250819-0066195

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0. Cherie Lu Tidwell Affiant Sworn to and subscribed before me this 13th day of August, 2025. HALEY DROST STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 09-20-2028 Haley Drost Notary Public My Commission Expires: 09/20/2028 This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

QUITCLAIM DEED

THIS INDENTURE, made this 13th day of August, 2025, among:

CHERIE LU TIDWELL, A WIDOW,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantor")**

AND

CYNTHIA DENISE TIDWELL, TRUSTEE OF THE J.R. TIDWELL IRREVOCABLE TRUST DATED AUGUST 13, 2025,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee").**

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Being Lot No. 391 on the Plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for Davidson County, as follows:

Said Lot No. 391 fronts 71 feet on the north side of Melpar Drive and runs back between lines, 174.7 feet on the east line and 183.9 feet on the west line to a dead line in the rear which it measures 59.4 feet thereon.

Being the same property conveyed to John Russell Tidwell and wife, Cherie Lee Tidwell by Warranty Deed from James Lloyd Green and wife, Alice Joy Green dated September 8, 1962, and recorded September 17, 1962, at Instrument No. 00003433-0000515, in the Register's Office for Davidson County, Tennessee. The said John Russell Tidwell having passed away on December 28, 2024 with Cherie Lu Tidwell receiving his full share. Cherie Lee Tidwell and Cherie Lu Tidwell being the same person.

This improved property is situated at 330 Melpar Drive, Nashville, TN 37211.

THIS DEED has been prepared solely upon information furnished by **Cherie Lu Tidwell.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived fiom the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

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

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Cherie Lu Tidwell

CHERIE LU TIDWELL

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Cherie Lu Tidwell**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of August, 2025.

Haley Drost

Haley Drost, Notary Public
My Commission Expires: 09/20/2028

HALEY DROST
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 09-20-2028

Owner Name & Property Address:

Cynthia Denise Tidwell, Trustee
J.R. Tidwell Irrevocable Trust dated August 13, 2025 8662 Gauphin Place
Nashville, TN 37211

Responsible Party For Taxes:

Cynthia Denise Tidwell, Trustee
J.R. Tidwell Irrevocable Trust dated August 13, 2025 8662 Gauphin Place
Nashville, TN 37211

Tax Map and Parcel: 148 13 0 018.00

Certificate of Authenticity

I, Trent Linville, 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 8/13/25.

Date

T H Linville

Affiant Signature

8/13/25

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 13th day of August, 2025.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

