THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

Karen Johnson
Batch # 1343233
11/10/2025 10 15 51 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251110-0089347

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this 7th day of November, 2025

Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb 28, 2026

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To	Tax Information:
Jason Tidwell 2306 Cruzen St Nashville, TN 37211	New Owner	081-08-1Q-001.00 and 081-08-1Q-002 00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10 00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **404 Cornwall Drive, LLC, a Tennessee Limited Liability Company,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Jason Tidwell, unmarried** (hereinafter referred to as the "Grantee") their heirs and assigns, all of their interest in the following land

Land in Davidson County, Tennessee, being Unit No. A and B on the Plan of Homes at 2006 9th Avenue North, a Horizontal Property Regime with private elements, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No 20210422-0054222 and Affidavit of record in Instrument No 20210423-0054624, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to 404 Cornwall Drive, LLC by Quitclaim Deed from Jason Tidwell, unmarried dated January 31, 2024 and recorded February 1, 2024 in Instrument No 20240201-0007222, Register's Office of Davidson County, Tennessee. (As to UNIT A)

Being the same property conveyed to 404 Cornwall Drive, LLC by Quitclaim Deed from Jason Tidwell, unmarried dated January 31, 2024 and recorded February 1, 2024 in Instrument No. 20240201-0007221, Register's Office of Davidson County, Tennessee. (As to UNIT B)

This is improved property known as 2006 A & B 9th Ave N Nashville, TN 37208

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of November 2025

404 Cornwall Drive, LLC

By Jason Tidwell, Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Jason Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the manager (or other officer authorized to execute the instrument) of 404 Cornwall Drive, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member

Witness my hand and official seal at office, this 7 day of November 2025.

Notary Public
My Commission Expires _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb 28 2026