Karen Johnson Davidson County
Batch# 1366235 DEEDWARR
01/06/2026 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,069.30
20260106-0001045

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-7820-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $289,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of January, 2026.

Notary Public
My Commission Expires: 1.31.29

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dequionta Rucker 2306 Nashboro Boulevard Nashville, TN 37217	ServisFirst Bank 2500 Woodcrest Pl mgt Dept 3rd Floor Birmingham, AL 35209	135 12 0B 122.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Julie Tidwell, Trustee for the Eddie Tidwell Living Trust dated the 15th day of July, 2016** (individually and/or collectively, "Grantor"), transfer and convey unto **Dequionta Rucker, unmarried man** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, State of Tennessee, more particularly described as follows:

Being Unit 122, on the Plan of HORIZONTAL PROPERTY REGIME, PRIVATE ELEMENT PLAT, NASHBORO - FAIRWAY POINTE of record in Plat Instrument No. 20020820-0100664, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Julie Tidwell, Trustee for the Eddie Tidwell Living Trust dated the 15th day of July, 2016, by Quitclaim Deed from Edward Tidwell, married, of record in Instrument No. 20230525-0039674, in the Register's Office of Davidson County, Tennessee, dated May 25, 2023 and recorded on May 25, 2023.

Being the same property conveyed to Edward Tidwell, by Quitclaim Deed from Estate of Albert Anthony Bianculli by William Edward Tidwell, Executor, of record in Instrument No. 20230525-0039673, in the Register's Office of Davidson County, Tennessee, dated May 25, 2023 and recorded on May 25, 2023.

Being the same property conveyed to Albert A. Bianculli, unmarried, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20040106-0002156, in the Register's Office of Davidson County, Tennessee, dated December 26, 2003 and recorded on January 06, 2004. The said Albert Anthony Bianculli also known as Albert A. Bianculli having since deceased, testate, on June 09, 2022, of record in Probate Case No. 22P1160, Probate Court Clerk's Office for Davidson County, Tennessee. Wherein the Last Will and Testament recorded in Instrument No. 20230308-0016771, Section V, Special Bequest, the above described property is bequeathed to Edward Tidwell.

This is improved property located at: **2306 Nashboro Boulevard, Nashville, TN 37217**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 5th day of January, 2026.

GRANTOR:

Eddie Tidwell Living Trust dated July 15, 2016

By: Julie Tidwell
Julie Tidwell, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Julie Tidwell, Trustee of the Julie Tidwell, Trustee for the Eddie Tidwell Living Trust dated the 15th day of July, 2016, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of January, 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-9-2028

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 January 5, 2026.

Lissa Groom
Affiant
Date: January 5, 2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 5 day of January, 20 26

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON