Karen Johnson
Batch # 1426908
06/01/2026 12:04:16 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260601-0049091

* *

OWNER AND RESPONSIBLE TAXPAYER:

Howard Tidwell, Trustee of the
Ann Dobson Tidwell Revocable Living Trust
Dated May 27, 2026
1675 Op Pickel Lane
Knoxville, Tennessee 37914

THIS DOCUMENT PREPARED BY:

Elder Care Law of Tennessee
P.O. Box 3804
Knoxville, TN 37927-3804

Parcel/CLT ID: 131-15-71
Property Address: 306 Mountainside Drive, Nashville, Tennessee 37215

QUIT CLAIM DEED

THIS INDENTURE, made on May 27, 2026 between the following persons:

FIRST PARTY: Ann Dobson Tidwell

SECOND PARTY: Howard Tidwell, Trustee of the Ann Dobson Tidwell Revocable Living Trust, dated May 27, 2026, and any amendments thereto

WITNESSETH: That the First Party, for and in consideration of $1.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, quitclaims to the Second Party all of the First Party's interest in and of the premises described below:

The Second Party, as Trustees, shall have the power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property described below.

Being Lot No. 361 on the Plan of Seven Hills, Section VIII, of record in Book 3300, page 14, Register's Office for said County, described as follows:

BEGINNING at a point in the north terminus of Hildreth Court at the corner of Lots Nos. 360 and 361; thence with the line between said lots, northerly 244.9 feet to a point; thence northeasterly 210.6 feet to a concrete monument; thence easterly 53.2 feet to a concrete monument; thence southerly 304.3 feet to a corner of Lot No. 362; thence with the line between Lots No. 361 and 362, westerly 231.3 feet to the east terminus of Hildreth Court; thence northwesterly with the terminus of said Court, around a slight curve, 53.9 feet to the point of beginning.

BEING the same property conveyed to Clark H. Tidwell and wife, Ann Dobson Tidwell from William G. Kennon, Jr. by Warranty Deed dated July 15, 1996 of record

as Book 10129, Page 312 in the Register's Office for Davidson County, Tennessee. Clark H. Tidwell passed away on August 23, 2025 and was married to Ann Dobson Tidwell at the time of his passing.

The preparer of this deed has not conducted a title search and makes no representation regarding validity of title.

IN WITNESS WHEREOF, the First Party hereunder set his hand the day and year first above written.

Ann Dobson Tidwell, First Party

By: Howard Tidwell, Attorney-in-Fact for Ann Dobson Tidwell, First Party

STATE OF TENNESSEE)
COUNTY OF KNOX)

Before me, personally appeared Ann Dobson Tidwell, the First Party, through her attorney in fact, Howard Tidwell, pursuant to a Durable Power of Attorney executed by Ann Dobson Tidwell, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument as the principal, and acknowledged that Howard Tidwell signed the principal's name to this instrument on her behalf and for the purposes therein contained.

Witness my hand, at office this day, May 27, 2026.

Notary Public
My commission expires: 9/5/2027

SOPHIE MARTIN STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

* *

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF KNOX)

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 0.00.

By: Howard Tidwell, Attorney-in-Fact for Ann Dobson Tidwell, Affiant

Sworn to and subscribed before me this day, May 27, 2026.

SOPHIE MARTIN STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

Notary Public
My commission expires: 9/5/2027