Karen Johnson Davidson County
Batch# 1429867 DEEDQC
06/09/2026 12:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260609-0052080

This instrument prepared by:
The Lambert Firm, PLLC
40 Burton Hills Boulevard #200
Nashville, Tennessee 37215

This instrument was prepared from information supplied by the parties. The Lambert Firm, PLLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SPENCER LAMBERT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Kelsi Maxwell
AFFIANT
Subscribed and sworn to before me on: 5/15/26

NOTARY PUBLIC
My Commission Expires: 11/8/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Bidewell Living Trust 1102 Glenwood Avenue Nashville, Tennessee 37204	New Owner	131-04-0 185.00. 16DA38998

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, that **Jan Bidewell, unmarried** ("Grantor") does hereby quitclaim and convey unto **Jan Bidewell, Trustee of the Bidewell Living Trust** ("Grantee"), its successors and assigns, any and all interest Grantor may have in that certain tract or parcel of land located in Tennessee and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Map M. N. Young's Park View, of record in Plat Book 547 at page 173, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jan Bidewell by Warranty Deed dated March 5, 1986 from Jinanne Green Fuller Verrill and husband Phillip Verrill, of record at Book 9008, Page 289 Register's Office for Davidson County.

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. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

This is improved property known as: 1102 Glenwood Avenue Nashville, Tennessee 37204

IN WITNESS WHEREOF, Grantor has executed this instrument on May 15, 2026

GRANTOR:

Jan Bidwell

Jan Bidwell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 5/15/2026 before me, the undersigned notary, personally appeared JAN BIDEWELL

personally known to me to be the person described herein and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed. IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

NOTARY PUBLIC

My commission expires: 11-8-2028

SPENCER LAMBERT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I Spencer J. Lambert, hereby make an oath that I am the custodian of the original version of the electronic document tendered to registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/15/26

Affiant Signature

5/15/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this date 5/15/26

Notary Signature

My commission expires: 8/21/27

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY