WARRANTY DEED

Karen Johnson Davidson County
Batch # 1437589 DEEDWARR
06/24/2026 12:24:15 PM 2 pgs
Fees: $13.00 Taxes: $5,180.00

20260624-0056979

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 DAY OF June, 20

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 10/4/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oscar Cromwell Tidwell, IV	NEW OWNER	
(NAME)	(NAME)	
718 Westview Avenue		130 07 0 045.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **FRED L. JAMES, JR. AND WIFE, CAROLYN C. JAMES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OSCAR CROMWELL TIDWELL, IV,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in City of Belle Meade, in the 7th Civil District of Davidson County, Tennessee, being Lot No. 189-A on the plan of the RE-SUBDIVISION OF PART OF ROYAL OAKS, as of record in Plat Book 974, Pages 4 and 5, Register's Office for said County.

Said Lot No. 189-A fronts 100 feet on the Easterly side of West View Avenue and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Fred L. James, Jr. and wife, Carolyn C. James, by Warranty Deed from Vonde C. Caden and husband, James W. Caden, Jr., of record in Book 9337, Page 911, in the Register's Office of Davidson County, Tennessee, dated May 06, 1994 and recorded on May 06, 1994.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 718 Westview Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23rd day of June, 2026

Fred James
FRED L JAMES JR.

Carolyn C. James
CAROLYN C. JAMES

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 Fred L. James, Jr. and Carolyn C. James, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of June, 2026.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27