BILL GARRETT, Davidson County
Trans:T20160015135 DEEDQC
Recvd: 02/24/16 10:56 2 pgs
Fees:12.00 Taxes:0.00

20160224-0017539

ADDRESS NEW OWNERS AND SEND TAX BILLS:

CHARLOTTE TIDWELL FRAKES
P O Box 747
Goodlettsville TN 37070

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
60 - 12 - 152

QUITCLAIM DEED

This instrument is made and entered into this the 19 day of February, 2016, by and between **SHERRY TIDWELL CHEATHAM,** GRANTOR, and **CHARLOTTE TIDWELL FRAKES,** GRANTEE.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR hereby conveys, transfers, remises, releases, relinquishes and quitclaims to GRANTEE, her heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

> Land in the First Civil District of Davidson County, Tennessee, described according to an unrecorded survey by James Larry Terry, Surveyor No. 563, dated May 20, 1981, as follows:
>
> Beginning at a point in the northerly margin of Hart Lane, said point being the southeasterly corner of this tract or lot and the southwesterly corner of the land of Bomar and Lewis, of record in Book 1538, page 23, Register's Office for Davidson County, Tennessee; thence North 5 degrees 22 minutes East, 142.5 feet to an iron pin in concrete, corner to A. G. Sanders; thence with the line of Sanders, North 83 degrees 15 minutes West 159.45 feet to a point; thence South 7 degrees 34 minutes West, 145.97 feet to a point in the northerly margin of Hart Lane; thence with the margin of said Hart Lane, South 84 degrees 27 minutes 56 seconds East, 165.00 feet to the point of beginning.
>
> Being the same property conveyed to Gene E. Tidwell and wife, Bobbie J. Tidwell, from Michael S. Kaszyski, Jr., Trustee of the Kaszyski Joint Revocable Living Trust Agreement U/A/D January 11, 2001, by deed recorded January 24, 2006 in Instrument No. 20060124-0008821, Register's Office for Davidson County, Tennessee. Bobbie Jean Tidwell having died on December 15, 2008. Gene E. Tidwell having died on December 22, 2015, leaving a Last Will and Testament of record under Docket No. 2016PR-20, Probate Court of Sumner County, Tennessee, which left his entire estate equally to his children, Sherry Tidwell (Walker) Cheatham and Charlotte Tidwell Frakes.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 101 Hart Lane, Nashville, Tennessee 37207.

Executed on the date first above written.

SHERRY TIDWELL CHEATHAM

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county and state, SHERRY TIDWELL CHEATHAM, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 19 day of February, 2016.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me, this the 19 day of February, 2016.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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