BILL GARRETT, Davidson County
Trans:T20160015135 DEEDQC
Recvd: 02/24/16 10:58 2 pgs
Fees:12.00 Taxes:0.00
20160224-0017541

ADDRESS NEW OWNERS AND SEND TAX BILLS:

CHARLOTTE TIDWELL FRAKES
P.O.B. 747
Goodlettsville, TN 37070

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

MAP PARCEL NUMBER:
51 - 12 - 6

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 Davidson County, Tennessee, described as follows: Being Lot No. 5 on the Map of Morningside Heights, Section 1, as of record in Book 1130, Page 76, Register's Office for said County. Said lot fronts 129.25 feet on the westerly side of Coreland Drive as measured around a curve and runs back between lines, 201.3 feet on the north line and 185.1 feet on the south line to a dead line on which it measures 45 feet.

Being the same property conveyed to Gene E. Tidwell and wife, Bobbie J. Tidwell, from Volunteer Investments, Inc., by deed recorded July 23, 2001 in Instrument No. 20010723-0077801, Register's Office for Davidson County, Tennessee. Bobbie J. 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.

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

This is improved property known as 1210 Coreland Drive, Madison, Tennessee 37115.

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

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

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

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

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

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
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