BILL GARRETT, Davidson County
Trans:T20160015135 DEEDQC
Recvd: 02/24/16 11:00 2 pgs
Fees:12.00 Taxes:0.00

20160224-0017543

ADDRESS NEW OWNERS AND SEND TAX BILLS:

CARDINAL RENTALS, LLC
301 South Perimeter Park Drive #100
Nashville, TN 37211

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

MAP PARCEL NUMBER:
51 - 12 - 5

QUITCLAIM DEED

This instrument is made and entered into this the 19 day of February, 2016, by and between **CHARLOTTE TIDWELL FRAKES,** GRANTOR, and **CARDINAL RENTALS, LLC,** 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, its 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. 6 on the Map of Morningside Heights, Section 1, as of record in Book 1130, Page 76, Register's Office for said County. Said Lot No. 6 fronts 230.6 feet on the northwesterly side of Berkley Drive as measured around a curve and runs back between lines, 185.1 feet on the northerly line and 169.3 feet on the westerly line to a point in the rear and being triangular in shape.

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. 20010723-0077800, 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 97 Berkley 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.

CHARLOTTE TIDWELL FRAKES

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county and state, CHARLOTTE TIDWELL FRAKES, 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

TIMOTHY D. FERGUSON
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