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

20160224-0017545

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:
43 - 13 - 346

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, Being Lot No. 4 of Block "E" on the Map of Crittenden Estates of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 of Block "E" fronts 50 feet on the northerly side of Oak Street and runs back, between lines, 122.2 feet on the westerly line and 129.1 feet on the easterly line, to a dead line on which it measures 50 feet more or less.

Being the same property conveyed to Gene E. Tidwell and wife, Bobbie J. Tidwell, from Harold Woosley by deed recorded September 14, 1983 in Book 6135, Page 936, 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 213 Hickory Street, 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

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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