This Instrument Prepared By:
Shirley Coffee
4937 Hopedale Dr
Nashville TN 37211

BILL GARRETT, Davidson County
Trans:T20160028457 DEEDQC
Recvd: 04/07/16 15:02 2 pgs
Fees:12.00 Taxes:0.00
20160407-0033563

ADDRESS OF NEW OWNER
~~Shirley Coffee~~
Tim E. Frye
4937 Hopedale Drive

Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

MAP/PARCEL
147-08-0/040.00

QUITCLAIM DEED

FOR AND CONSIDERATION OF THE SUM TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantor, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **Shirley Coffee, widow** hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim all of my right, title and interest, unto **Tim E. Frye, unmarried,** hereinafter referred as Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson, County, Tennessee, being Lot No. 11 of the Plan of Beverly Heights Subdivision, Section 1 of Record in Book 2331, page 26 of the Register's Office for Davidson County, Tennessee, to which said plat is made a part hereof and corporated herein by reference. Said Lot 11 fronts 80 feet on the Westerly side of Hopedale Drive and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Robert Terry Coffee and his wife Shirley Coffee, by Quitclaim Deed from Robert Terry Coffee, married and Vetha C. Shugars, unmarried of record in Instrument 20000627-00638919, Correctional Quitclaim Deed recorded in Instrument 20010307-0021576 Register's Office for Davidson, County, Tennessee.

Being the same property conveyed to Robert Terry Coffee, unmarried by Deed recorded in Book 11351, Page 23, Register's Office Davidson County, Tennessee

The said Robert Terry Coffee having since died on May 20, 2015

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and all or all fixtures and improvements now or hereafter to the property.

This is improved property known as: 4937 Hopedale Drive Nashville, TN 37211

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY

FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

In TESTIMONY WHEREOF, I have hereunto set my signature this 7th, day of April, 2016

Shirley Coffee

STATE OF Tennessee

COUNTY OF Davdison

Before me perosally appeared **Shirley Coffee** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be **her** free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 7th day of April, 2016

Notary Public

Expires 3-10-2019

ARTRINNA MINNIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

Transcribe tax on this transfer is exempt under the provisions of TCA 67-4-409 et seq.

Sworn to and subscribed before me this 7th day of April, 2016

Notary Public

My commission Expires: 3-10-2019

ARTRINNA MINNIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 10, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0

Affiant

Subscribed and sworn before me this the
7th **Day of** April, 2016.
Brandi Wells, **Deputy Register**