ADDRESS NEW OWNERS AND
SEND TAX BILLS:
FRAKES PROPERTIES, LLC
P.O. Box 737
Goodlettsville, TN 37070

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

BILL GARRETT, Davidson County
Trans:T20160029820 DEEDQC
Recvd: 04/13/16 08:36 3 pgs
Fees:17.00 Taxes:0.00
20160413-0035163

MAP PARCEL NUMBERS:
60 - 12 - 152
41 - 16 - 10 and
51 - 12 - 6

QUITCLAIM DEED

This instrument is made and entered into this the 7 day of April, 2016, by and between **CHARLOTTE TIDWELL FRAKES,** GRANTOR, and **FRAKES PROPERTIES, 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:

TRACT 1:
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 Charlotte Tidwell Frakes from Sherry Tidwell Cheatham by deed recorded February 24, 2016 in Instrument No. 20160224-0017539, Register's Office for Davidson County, Tennessee.

This is improved property known as 101 Hart Lane, Madison, Tennessee 37115.

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

TRACT 2:
Land in Davidson County, Tennessee, Being Lot No. 129-A on the Resubdivision of Lot 129, Section One, Kemper Heights, of record in Plat Book 11190, Page 56, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Charlotte Tidwell Frakes from Sherry Tidwell Cheatham by deed recorded February 24, 2016 in Instrument No. 20160224-0017540, Register's Office for Davidson County, Tennessee.

This is improved property known as 1039-A Westchester Drive, Madison, Tennessee 37115.

TRACT 3:
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 Charlotte Tidwell Frakes from Sherry Tidwell Cheatham by deed recorded February 24, 2016 in Instrument No. 20160224-0017541, Register's Office for Davidson County, Tennessee.

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

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 7 day of April, 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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STATE OF TENNESSEE
COUNTY OF SUMNER

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

Charlotte J Fraker
AFFIANT

Subscribed and sworn to before me, this the 7 day of April, 2016.

NOTARY PUBLIC

My Commission Expires: 6/26/17

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

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