QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 51886 DEEDQC
01/26/2018 11:57:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180126-0008424

State of Tennessee]
County of Davidson]

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25TH DAY OF JANUARY, 2018.

WM ALAN SLONE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Wm. Alan Slone, Notary Public

MY COMMISSION EXPIRES:
My Commission Expires: March 8, 2018

THIS INSTRUMENT WAS PREPARED BY:
Slone & Vrablik PLLC, 210 Louise Ave. Ste. 205, Nashville, TN 37203

This document has been prepared at the request of the Grantee. No legal opinion has been given. The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no lability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore, no representation is made by the preparer as to the status of the title to the property conveyed, nor compliance with any applicable regulations. Preparer assumes no lability as to the state of the title of the property, unless a separate title opinion is furnished to the grantee(s), and then only to the extent of the state of the title to the property as set forth in the title opinion.

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
IRA ANTONIO TENPENNY, SR. 3000 MAVERT DR. NASHVILLE, TN 37211	SAME	MAP 119-5 PARCEL 61-62

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **James Mitchell Tenpenny III**, hereafter called the Grantor, does hereby convey, transfer, remise, release, relinquish and quitclaim unto **Ira Antonio Tenpenny, Sr.**, hereafter called the Grantee, his successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TWO TRACTS of land in Nashville, Davidson County, Tennessee, being all of Lot 1 and Lot 2 on the Tenpenny Subdivision as evidenced in Book 6900, Page 783, Register's Office for Davidson County, Tennessee, and being located on the southerly margin of Peachtree Street (50 feet R.O.W.) West of Foster Avenue and East of Burbank, and being more particularly described as follows:

LOT #1 beginning at a point in the Southerly margin of Peachtree Street, said point being 78.9 feet along said margin from the Westerly margin of Foster Avenue, thence leaving said margin of Peachtree Street and with the Westerly line of R. L. Jarrett as evidenced in Book 1816 Page 108 Register's Office for Davidson County, Tennessee, S 7 degrees 42' 54" West a distance of 238.00 feet to a point in the Northerly margin of a 20' Alley; thence with said alley margin, N 82 degrees 17' 06" W a distance of 51.61' to a point, thence; leaving said alley margin, N 77 degrees 42' 54" E a distance of 238.00' to a point in the Southerly margin of Peachtree Street, thence; with said margin, S 82 degrees 17' 06" E a distance of 51.61' to the point of beginning and containing 12,283 square feet, more or less.

LOT #2 beginning at a point in the Southerly margin of Peachtree Street, said point being 130.51' along said margin from the Westerly margin of Foster Avenue, thence; leaving said margin of Peachtree Street and with the Westerly line of Lot #1 of said Tenpenny Subdivision, S 7 Degrees 42' 54" W a distance of 238.00' to a point in the margin of a 20' alley, thence; with said alley margin, N 82 degrees 17' 06" W a distance of 40.06' to a point, thence leaving said alley margin and with the easterly line of Lot #3 of said Tenpenny Subdivision, N 07 degrees 42' 55" E a distance of 106.30' to a point, thence; continuing, N 7 degrees 41' 49" W a distance of 33.22' to a point in the margin of Peachtree Street, thence; with the margin of Peachtree Street, S 82 degrees 17' 06" E a distance of 156.00' to the point of beginning and containing 10,686 square feet, more or less.

BEING the same property conveyed to James Mitchell Tenpenny III, Rayford Daniel Tenpenny, and Ira Antonio Tenpenny, Sr. through operation at law as heirs of Carol J. Tenpenny, who died March 3, 2017. Being also the same property conveyed to James M. Tenpenny, Sr. and wife Carol S. Tenpenny by quitclaim deed from Thelma Noreen Ricketts, Betty Jo Baird and Edwin C. Tenpenny, by deed of record in Book 7697 Page 641, Register's Office for Davidson County, Tennessee. James M. Tenpenny, Sr. predeceased wife Carol S. Tenpenny on January 1, 2007, with Carol S. Tenpenny retaining sole title as the last surviving tenant-in-common. Being also a portion of the property conveyed to Thelma T. Ricketts, Betty Jo Baird, Edwin C. Tenpenny and James Mitchell Tenpenny as evidenced by Will Book 162, Page 815, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 25th day of January, 2018.

James Mitchell Tenpenny III, Grantor

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Mitchell Tenpenny III**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my official hand and seal, this 25th day of January, 2018

WM ALAN SLONE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 8, 2018

Wm. Alan Slone, Notary Public

My Commission Expires: May 8, 2018