Box 14

QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 67998 DEEDQC
03/13/2018 09:00:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180313-0023405

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Anna Agee
Affiant

Subscribed and sworn to before me, this the 12th day of March, 2018.

Notary Public

My commission expires: 1/17/21

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James Allen Frye	F&M Bank, a Banking Corp.	119-15-0-072.00
3001 Mavert Drive	50 Franklin Street	
Nashville, TN 37211	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Debra Hilley Tenpenny, an unmarried woman

HEREINAFTER CALLED THE GRANTOR, HAS QUITCLAIMED, AND BY THESE PRESENTS DOES HEREBY CONVEY UNTO

James Allen Frye, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO 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. 22 on the Plan of Section Four, Southlake, of record in Book 3300 Page 85, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Beginning at a point in the westerly margin of Mavert Drive, the common front corner of Lots Nos. 21 and 22 on said plan; thence, westwardly 209.8 feet to a point; thence, northwardly 143.0 feet to a point; thence, eastwardly 124.8 feet to a point; thence, southwardly 20.0 feet to a point; thence, eastwardly 60.4 feet to a point in the westerly margin of Mavert Drive; thence, with the margin of same, southwardly 76.6 feet to the beginning.

BEING the same property conveyed to James Mitchell Tenpenny Sr. and wife, Carol Jean Tenpenny by Deed dated September 5, 1969, from Henderson Phillips and wife, Geraldine H. Phillips of record in Book 4362, page 708, Register's Office for Davidson County, Tennessee. James Mitchell Tenpenny Sr. died on January 1, 2007, and the property vested in Carol Jean Tenpenny, as surviving tenant by the entirety. Carol Jean Tenpenny died on March 3, 2017, leaving a Holographic Will, which has been admitted to Probate under Case No, 17P1532, Probate Court of Davidson County, Tennessee at Nashville. Pursuant to the Will the property was devised to her two sons, Mitchell Tenpenny aka James Mitchell Tenpenny Jr. and Ira Tenpenny aka Ira Antonio Tenpenny Sr., in equal shares. James Mitchell Tenpenny Jr. predeceased his mother, on May 25, 2014, and the interest in said property which was devised to him is vested in his two sons, James Mitchell Tenpenny III and Rayford Daniel Tenpenny, being his only Heirs-at-Law. See also Affidavit of Inheritance for James Mitchell Tenpenny Jr., of record in Instrument No. 20180313-0023403, Register's Office for Davidson County, Tennessee.

Debra Hilley Tenpenny, surviving spouse of James Mitchell Tenpenny Jr., is conveying her interest, if any, for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights.

This is Improved property, known as: **3001 Mavert Drive, Nashville, TN 37211**

Witness my hand(s) this **12th** day of **March, 2018.**

Debra Hilley Tenpenny

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 Debra Hilley Tenpenny, the bargainors, 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 official seal at Nashville, Tennessee, this **12th** day of **March, 2018.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY