Prepared by:
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Bill Garrett Davidson County
Batch# 124147 DEEDQC
08/02/2018 02:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180802-0075972

Once Recorded Return to:
Title Center of the South
783 Old Hickory Blvd. Ste 110E
Brentwood, TN 37027

QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that on this the 31st day of July, 2018, for and in consideration of the sum of Ten Dollars ($10.00), the receipt and sufficiency is hereby acknowledged, **JOHN D. LENTZ, EXECUTOR OF THE ESTATE OF ROBERT O. FRENSLEY, AND AS TRUSTEE OF THE RESIDUARY TRUST OF THE ESTATE OF ROBERT O. FRENSLEY, deceased (Grantors)** do hereby quitclaim and convey unto **STJ, L.P., a Tennessee limited partnership**, all of Grantors rights, titles and interests, and claims as to the following described real property, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 AS SHOWN ON PLAT OF RESUBDIVISION OF LOT 2, RIVERGATE STATION, SECTION ONE, OF RECORD IN BOOK 9700, PAGE 838, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

NOTE: BEING THE SAME PROPERTY AS CONVEYED TO ROBERT O. FRENSLEY, G. WILLIAM COBLE AND MARK MCDONALD, BY SPECIAL WARRANTY DEED RECORDED ON JANUARY 3, 2005 IN INSTRUMENT NO. 20050103-0000664, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Parcel 034 06 0 054.00

Real Property Address: 724 Myatt Drive, Madison, TN 37115.

This instrument and the interest released and transferred are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 31st day of July, 2018.

John D. Lentz,
Executor and Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On July 31, 2018, before me personally appeared John D. Lentz, Executor of Estate of Robert O. Frensley and Trustee of the Residuary Trust, signing on of and on behalf of the Estate of Robert O. Frensley and the Residuary Trust of the Estate of Robert O. Frensley, and executed the foregoing instrument, by and through John D. Lentz, as Executor of Estate of Robert O. Frensley and Trustee of the Residuary Trust of the Estate of Robert O. Frensley, under the same as his free act and deed.

Witness my hand and seal, at office, the day and date above written.

My Commission Expires: _____

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred is $0.00.

Affiant

Subscribed and sworn to before me this 31st day of July, 2018.

My commission expires: _____

Notary Public

Property Address: 724 Myatt Drive, Madison, TN 37115

Mail Tax Notices to: New Owner

Name and Address of Property Owner:
STJ, LP, a Tennessee limited partnership
724 Myatt Drive
Madison, TN 37115

True Copy Certification

I, Sandra Meeker, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appears before me, Sonya C Starnes, a notary public for this county and state, Sandra Meeker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/10/19

Notary' Seal (if on paper)

