Karen Johnson Davidson County
Batch# 503113 DEEDQC
10/29/2020 10:20:30 AM 5 pgs
Fees: $32.00 Taxes: $0.00
20201029-0125720

Instrument Prepared By:
J. Carlton Drumwright
Compass Land Title
278 Franklin Road, Suite 160
Brentwood, TN 37027

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Roberta Tenpenny and	NEW OWNER	119-05-0-062.00
Ira Antonio Tenpenny, II		119-05-0-424.00
3000 Mavert Drive		119-05-0-061.00
Nashville, TN 37211		

STRAWMAN QUITCLAIM DEED
(THIS INSTRUMENT CONTAINS TWO CONVEYANCES)

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Roberta Tenpenny, unmarried, and Ira Antonio Tenpenny, II, unmarried,** Grantors, do hereby quitclaim and convey their interest unto J. Carlton Drumwright Trustee, Grantee, his successors and/or assigns for the purposes set forth below the following described parcel of land in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT A

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 26th day of October, 2020.

Roberta Tenpenny

Ira Antonio Tenpenny, II

And now, I, the said J. Carlton Drumwright, Trustee, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Roberta Tenpenny, unmarried, and Ira Antonio Tenpenny, II, unmarried, as tenants in common with right of survivorship** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 26th day of October, 2020.

J. Carlton Drumwright, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Roberta Tenpenny and Ira Antonio Tenpenny, II** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of October, 2020.

Notary ~~Public~~

My Commission Expires: 11.20.23

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. Carlton Drumwright**, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of October, 2020.

Notary ~~Public~~

My Commission Expires: 11.20.23

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF OCTOBER, 2020.

Notary ~~Public~~

My Commission Expires: 11.20.23

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

EXHIBIT A

TRACT 1

Land in Davidson County, Tennessee, being Lot No. 1 on the Tenpenny Subdivision, of record 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:

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 deg. 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 deg. 17' 06" W a distance of 51.61' to a point, thence; leaving said alley margin, N 77 deg. 42' 54" E a distance of 238.00' to a point in the Southerly margin of Peachtree Street, thence; with said margin, S 82 deg. 17' 06" E a distance of 51.61' to the point of beginning and containing 12,283 square feet, more or less.

TRACT 2

Land in Davidson County, Tennessee, being Lot No. 2 on the Tenpenny Subdivision, of record 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:

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 No. 1 of said Tenpenny Subdivision, S 7 deg. 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 deg. 17' 06" W a distance of 40.06' to a point, thence leaving said alley margin and with the easterly line of Lot No. 3 of said Tenpenny Subdivision, N 07 deg. 42' 55" E a distance of 106.30' to a point, thence: continuing, N 7 deg. 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 deg. 17' 06" E a distance of 156.00' to the point of beginning and containing 10,686 square feet, more or less.

TRACT 3

Land in Davidson County, Tennessee, being Lot No. 3 on the Tenpenny Subdivision, of record 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:

Beginning at a point in the southerly margin of Peachtree Street, said point being 180.51 feet along said margin from the Westerly margin of Foster Avenue, thence, leaving said margin and with the Westerly margin of Lot No. 2, said Tenpenny Subdivision S 7 deg. 42' 54" W a distance of 100.00' to a point; thence continuing S 9 deg. 41' 49" E a distance of 33.22' to a point; thence continuing S 7 deg. 42' 55" W a distance of 106.30' to a point in the Northerly margin of a 20 foot alley; thence, with said margin N 82 deg. 17' 06" W a distance of 64.33' to a point; thence, leaving said alley margin and with the Easterly line of Mildred B. Goodwin as evidenced in Book 3404, Page 476, Register's Office for Davidson County, Tennessee, N 7 deg. 42' 54" E a distance of 238.00' to a point in the margin of Peachtree Street; thence, with said margin, S 82 deg. 16' 06" E a distance of 54.39' to the point of beginning, more or less.

(AS TO TRACTS 1 & 2)
Being the same property conveyed to Ira Antonio Tenpenny, Sr. from James Mitchell Tenpenny, III, by Quitclaim Deed, of record in Instrument No. 20180126-0008424, Register's Office for Davidson County, Tennessee; and

Being the same property conveyed to Ira Antonio Tenpenny, Sr. from Rayford Daniel Tenpenny, by Quitclaim Deed, of record in Instrument No. 20180126-0008422, Register's Office for

Davidson County, Tennessee.

(AS TO TRACT 3)
Being the same property conveyed to Ira Antonio Tenpenny, Sr. from James Mitchell Tenpenny, III, by Quitclaim Deed, of record in Instrument No. 20180126-0008425, Register's Office for Davidson County, Tennessee; and

Being the same property conveyed to Ira Antonio Tenpenny, Sr. from Rayford Daniel Tenpenny, by Quitclaim Deed, of record in Instrument No. 20180126-0008423, Register's Office for Davidson County, Tennessee.

Ira Antonio Tenpenny, Sr., having died intestate on August 19, 2020, his interest in said properties vesting in his heirs at law: Roberta Tenpenny and Ira Antonio Tenpenny, II.

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY