This instrument was prepared from information supplied by the parties without counsel or advice of legal consequences or tax related matters. No title examination or settlement has been performed and Logos Realty Closing Services, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel.

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:		STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $ -0-. Affiant Subscribed and sworn to before me, this the 16 day of August, 2021 Notary Public My commission expires:_____
Logos Realty Closing Services, Inc. 301 S Perimeter Park Dr., Ste. 214 Nashville, TN 37211	Karen Johnson Davidson County Batch# 705586 DEEDQC 08/26/2021 03:33:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20210826-0115612	

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Sherry Cheatham	**Sherry Cheatham**	Map Parcel Number 43-13-346
654 Neal's Lane Gallatin, TN 37066	654 Neal's Lane Gallatin, TN 37066	

FOR AND IN CONSIDERATION OF the sum of Zero Dollar ($0.00) and other good and valuable consideration **CARDINAL RENTALS, LLC,** hereinafter called "Grantor", does hereby transfer and convey unto **SHERRY CHEATHAM,** hereinafter called "Grantee", its successors and assigns, all of their right, title, and interest in and to the following described property in DAVIDSON County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 4 of Block "E" on the Map of Crittenden Estates of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 of Block "E" fronts 50 feet on the northerly side of Oak Street and runs back, between lines, 122.2 feet on the westerly line and 129.1 feet on the easterly line, to a dead line on which it measures 50 feet more or less.

Being the same property conveyed to Gene E. Tidwell and wife, Bobbie J. Tidwell, from Harold Woosley by deed recorded September 14, 1983 in Book 6135, Page 936, Register's Office for Davidson County, Tennessee. Bobbie J. Tidwell having died on December 15, 2008. Gene E. Tidwell having died on December 22, 2015, leaving a Last Will and Testament of record under Docket No. 2016PR-20, Probate Court of Sumner County, Tennessee, which left his entire estate equally to his children, Sherry Tidwell (Walker) Cheatham and Charlotte Tidwell Frakes.

Subject to all matters shown on the above referenced plat and to restrictions of record.

Being the same property conveyed to Cardinal Rentals, LLC by Charlotte Tidwell Frakes by deed of record in Instrument No. 20160224-0017545, dated February 19, 2016, said Register's Office.

This is improved property known as 213 HICKORY STREET, MADISON, TN 37115 .

Executed by our hands this the 18 Day of August, 2021.

CARDINAL RENTALS, LLC

Sherry Cheatham
Sole Member

STATE of Tennessee
COUNTY of ~~DAVIDSON~~ Sumner

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Sherry Cheatham as Sole Member of Cardinal Rentals, LLC** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein as such Sole Member

Witness my hand and Official Seal this the 19 Day of August, 2021

Notary Public

JEFFREY M. KEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires Dec. 3, 2024

Please return to
Logos Realty Closing Services, Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, **Maxine Rucker** , do hereby make an oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/26/21

Name: **Maxine Rucker**
Title: **Closing Agent**
Date (08/26/21
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on **07/14/2021.**

Notary Public: _____
Jennifer Chandler-Cole

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023