Karen Johnson Davidson County
Batch# 775538 DEEDQC
12/16/2021 03:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211216-0166738

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Anthony Eugene Fentress	(NAME) SAME AS NEW OWNER	
(STREET ADDRESS) 114 Lindburg Avenue	(STREET ADDRESS)	18-16-44
(CITY) (STATE) (ZIP) Goodlettsville, TN 37072	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Bobby Ray Fentress, David Earl Fentress and Darlene Fentress Dowlen**, Grantor, does hereby quitclaim and convey unto **Anthony Eugene Fentress**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

**Ellen C Fentress, Life Estate

Land in Davidson County, Tennessee, being Lot No. 23 and the westerly 15 feet of Lot No. 24 on the Map of James M. Phipps Addition to Goodlettsville of record in Plat Book 547, Page 151, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bobby Ray Fentress, Anthony Eugene Fentress, David Earl Fentress, and Darlene Fentress Dowlen by Quitclaim Deed from Maurice Fentress and wife Ellen C. Fentress of record in Instrument No. 200704180046332, Register's Office for Davidson County, Tennessee. Maurice Fentress and Ellen C. Fentress retained a life estate in subject property. The said Maurice Fentress having since died. Ellen C. Fentress executes this document in order to convey her life estate. Darlene Dowlen executes this document in behalf of Ellen C. Fentress with Power of Attorney of record in Instrument No. 202112160166737, Register's Office for Davidson County, Tennessee.

This is improved property known as: 114 Lindburg Avenue, Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00

Subscribed and sworn to before me this the 22 day of November, 2021.

Affiant

My commission expires: 3-1-25
(Affix Seal)

DANA TEMP
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

Witness my hand this 22 day of November, 2021.

Bobby Ray Fentress

David Earl Fentress

Darlene Fentress Dowlen

By Darlene Dowlen POA
Ellen C. Fentress
By: Darlene Dowlen, her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22 day of November, 2021, before me personally appeared Bobby Ray Fentress, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal this 22 day of November, 2021.

Notary Public My Commission Expires: 3-1-25

DANA J KEMP STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22 day of November, 2021, before me personally appeared David Earl Fentress, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal this 22 day of November, 2021.

Notary Public My Commission Expires: 3-1-25

DANA J KEMP STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22 day of November, 2021, before me personally appeared Darlene Fentress Dowlen, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal this 22 day of November, 2021.

Notary Public My Commission Expires: 3-1-25

DANA J KEMP STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Darlene Dowlen, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of December, 2021.

Notary Public My Commission Expires: 3-1-25

DANA J KEMP STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, do hereby make 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 11/22/2021 (date of document).

Affiant Signature

12/14/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 14 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY