Karen Y Johnson Davidson County
Batch# 169639 DEEDQC
12/03/2018 02:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20181203-0117728

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue, Suite 205 Nashville, TN 37215 (615) 843-5501	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 3rd day of December, 2018. Notary Public My Commission Expires: 5/5/20

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Okie Dokie Investments c/o Steven G. Fridrich 3825 Bedford Avenue, Ste. 102 Nashville, TN 37215	Okie Dokie Investments c/o Steven G. Fridrich 3825 Bedford Avenue, Ste. 102 Nashville, TN 37215	104 02 0 323.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Steven G. Fridrich, Trustee of The Fridrich Irrevocable Trust dated January 9, 2003** ("Grantor") does hereby quitclaim, transfer and convey unto **Okie Dokie Investments, a Tennessee general partnership** ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 4 on the Map of Euclid Subdivision, of record in Book 421, Page 86, Register's Office for Davidson County, Tennessee.

Said Lot No 4 fronts 45 feet on the easterly side of 30th Avenue North and runs back between parallel lines 93.3 feet to an alley.

Being the same property conveyed to Steven G. Fridrich, Trustee of The Fridrich Irrevocable Trust dated January 9, 2003 by Quitclaim Deed dated December 27, 2012, of record in Instrument No. 20121228-0119996, Register's Office for Davidson County, Tennessee.

This is improved property known as 112-114 30th Avenue North, Nashville, Davidson County, Tennessee 37203.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of December, 2018.

GRANTOR:

Steven G. Fridrich, Trustee

Steven G. Fridrich, Trustee of
The Fridrich Irrevocable Trust
dated January 9, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Steven G. Fridrich, Trustee of The Fridrich Irrevocable Trust dated January 9, 2003, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of December, 2018.

NOTARY PUBLIC
My Commission Expires: 5/5/20

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO INDEPENDENT TITLE EXAMINATION HAS BEEN MADE BY PREPARER. THE LEGAL DESCRIPTION HEREIN IS THE SAME AS THE LEGAL DESCRIPTION IN THE PRIOR INSTRUMENT OF RECORD, AND PREPARER ASSUMES NO LIABILITY FOR THE COMPLETENESS OR ACCURACY THEREOF.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

