Prepared By:
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Karen Johnson Davidson County
Batch# 230208 **DEEDQC**
05/15/2019 01:41:00 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190515-0045838

QUITCLAIM DEED

Address New Owner {s}
James Frisina
1806 Beechwood Ave.
Nashville, TN 37212

Send Tax Bills To
SAME

Map-Parcel
104-16 222PW

Based on information provided by James and Suzanne Frisina
No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

FOR AND IN CONSIDERATION of One dollar {1.00}, cash in hand paid, the receipt of which is hereby acknowledged, **James Frisina and Suzanne Frisina, husband and wife** by these presents does hereby quitclaim and convey unto **James Phillip Frisina and Suzanne Frisina, Trustees, or their successors in interest, of The James Phillip Frisina and Suzanne Frisina Revocable Living Trust, dated March 5, 2019 and any amendments thereto**, its heirs and assigns, all their right, title and interest in and to the following described tract or parcel of land:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 211 on Belmont Land Company's Plan, as of record in Book 421, page 34, Register's Office for said County.

SAID part of Lot No. 211 fronts 50 feet on the northerly margin of Beechwood Avenue, and extends back 192.3 feet on the easterly line and 191.7 feet, more or less, on the westerly line, to an alley in the rear on which it measures 50 feet.

BEING the same property conveyed to James Frisina and Suzanne Frisina, husband and wife, by deed from Irwin Ross and Ellen Ross of record in Book 5121 page 807, Registers Office for Davidson County, Tennessee.

The current mailing address for this property is 1806 Beechwood Ave., Nashville, TN 37212

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

Witness their hands this 13 day of May, 2019 having caused their names to be signed hereto on said day and date.

James Frisina

Suzanne Frisina
Suzanne Frisina

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Frisina** the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 13 day of May, 2019.

WHITNEY SMITH, NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/12/21

WHITNEY SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: JUNE 12, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Suzanne Frisina** the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 13 day of May 2019.

WHITNEY SMITH, NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/12/21

WHITNEY SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: JUNE 12, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $0.

James Frisina

Subscribed and sworn to before me this 13 day of May, 2019.

WHITNEY SMITH, NOTARY PUBLIC

My commission expires: 6/12/21

WHITNEY SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: JUNE 12, 2021