RETURN TO:
FNC Title Services, LLC
1300 Piccard Drive
Suite 105
Rockville, MD 20850
MRS-26612

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Karen Johnson Davidson County
Batch# 266226 DEEDQC
08/02/2019 01:29:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190802-0076687

Map & Parcel:
096 01 0 130.00

QUITCLAIM DEED

{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (A) (i) }
[this deed is being executed to add spouse to title]

New Owner/ Property Being Conveyed
Jeff W. Fryer
Randall J. Fryer
Alexandra Fryer
2707 Bluefield Ave
Nashville, TN 37214

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 19th day of July, 2019, between JEFF W. FRYER, unmarried and RANDALL J. FRYER, married, joined by his spouse ALEXANDRA FRYER, residing at 2707 Bluefield Avenue, Nashville TN 37214, as tenants in common with the right of survivorship collectively hereinafter referred to as "**Party of the First Part**" and JEFF W. FRYER, an unmarried man and RANDALL J. FRYER and ALEXANDRA FRYER, husband and wife, as tenants by the entirety, all as tenants in common with the right of survivorship collectively hereinafter referred to as "**Party of the Second Part**."

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, do hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in the County of Davidson, State of Tennessee and being further bounded and described as follows:

BEGINNING AT A POINT IN THE SOUTHWESTERLY MARGIN OF BLUEFIELD AVENUE AT A POINT 90 FEET NORTHWEST OF THE COMMON CORNER OF

LOTS 43 AND 44, BEING THE NORTH-WEST CORNER OF THE PROPERTY CONVEYED TO EDWARD FREEMAN KIRKPATRICK AND WIFE, MARY ELLA WATERS KIRKPATRICK, BY DEED OF RECORD IN BOOK 1166, PAGE 604, SAID REGISTER'S OFFICE, THENCE ALONG KIRKPATRICK'S NORTHWESTERLY LINE, SOUTHWESTERLY 233 FEET TO A POINT, 80 FEET NORTH OF THE CORNER OF LOTS 43 AND 44 IN THE EASTERLY LINE OF LOT 63; THENCE WITH THE LINE BETWEEN LOTS 63 AND 43, NORTHWESTERLY 37.1 FEET TO THE SOUTHEAST CORNER OF LOT 64; THENCE WITH THE LINE BETWEEN LOTS 64 AND 43, NORTHERLY 50 FEET TO A POINT; THENCE EASTERLY 181 FEET TO THE SOUTHWESTERLY MARGIN OF SAID BLUEFIELD AVENUE; THENCE WITH THE MARGIN OF THE SAME, SOUTHEASTERLY 100 FEET TO THE POINT OF BEGINNING, THERE BEING INCLUDED IN THE ABOVE DESCRIBED AREA, BUT EXCLUDED FROM THIS CONVEYANCE A SMALL TRIANGULAR SHAPED AREA PREVIOUSLY CONVEYED BY THE GRANTORS HEREIN TO EDWARD R. DISMUKES AND WIFE, LOUISE F. DISMUKES, BY DEED DATED 22 JANUARY, 1968, AND RECORDED IN DEED BOOK 4317, PAGE 300, OF SAID REGISTER'S OFFICE, SAID EXCLUDED AREA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKED BY AN IRON PIN, IN THE SOUTHWESTERLY MARGIN OF BLUEFIELD AVENUE, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT "X" WHICH IS THE SOUTHEASTERLY PART OF LOT 43, NOW OWNED BY EDWARD R. DISMUKES AND WIFE, LOUISE F. DISMUKES AND THE SOUTHEASTERLY CORNER OF LOT "Y" OF WHICH THE LAND HEREIN DESCRIBED IS A PART, THENCE WITH THE DIVISION LINE BETWEEN SAID LOTS "X" AND "Y", SOUTHWESTERLY 100 FEET TO A POINT MARKED BY AN IRON PIN SET IN CONCRETE; THENCE LEAVING SAID DIVISION LINE, SEVERING LOT "Y", WHICH IS THE NORTHWESTERLY PART OF LOT 43, IN A NORTHEASTERLY DIRECTION 99 FEET AND 2 INCHES TO A POINT IN THE SOUTHWESTERLY MARGIN OF SAID BLUEFIELD AVENUE, SAID POINT BEING IDENTIFIED ON THE GROUND BY AN IRON PIN SET IN CONCRETE; THENCE WITH THE SOUTHWESTERLY MARGIN OF SAID BLUEFIELD AVENUE, 13 FEET TO THE POINT OF BEGINNING, CONTAINING 650 SQUARE FEET, MORE OR LESS.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO JEFF W. FRYER, UNMARRIED AND RANDALL J. FRYER, MARRIED AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP FROM JEFF W. FRYER, UNMARRIED, BY QUITCLAIM DEED RECORDED 02/21/2018, AS INSTRUMENT NO. 20180221-0016584, IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 2707 Bluefield Avenue, Nashville, TN 37214
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Jeff W Fryer BY
Randall Fryer ATTORNEY IN FACT

JEFF W. FRYER,
by and through his attorney in fact Randall Fryer

Pursuant to that Durable Power of Attorney recorded in Book _____, Page _____/Instrument No. _____ or is being recorded concurrently herewith.

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 19th day of July, 2019, before me personally appeared **RANDALL FRYER,** as attorney in fact for **JEFF W. FRYER,** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Tuwana J. Bryant
NOTARY PUBLIC

TUWANA J BRYANT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

My Commission Expires: 05-02-2022

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $_____.

Jeff W. Fryer BY
Randall Fryer ATTORNEY IN FACT

JEFF W. FRYER,
by and through his attorney in fact Randall Fryer

Subscribed and sworn to before me this 19th day of July, 2019.

Tuwana J. Bryant
NOTARY PUBLIC

My Commission Expires: 05-02-2022

TUWANA J BRYANT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

RANDALL J. FRYER **ALEXANDRA FRYER**

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 19th day of July, 2019, before me personally appeared **RANDALL J. FRYER** and **ALEXANDRA FRYER**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC

My Commission Expires: 05-02-2022

TUWANA J. BRYANT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

RANDALL J. FRYER **ALEXANDRA FRYER**

Subscribed and sworn to before me this 19th day of July, 2019.

NOTARY PUBLIC

My Commission Expires: 05-02-2022

TUWANA J BRYANT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, Victoria Robinson, 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.

Victoria Robinson

Signature

State of Maryland
County of Montgomery

Personally appeared before me, Melinda Alban, a notary public for this county and state, Victoria Robinson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melinda Alban

Notary Signature

My Commission Expires: 01/05/2020

Melinda Alban
NOTARY PUBLIC
Carroll County, Maryland
My Commission Expires: 1/5/2020