FROM: Matthew Frazier TO: Katie Frazier

QUITCLAIM DEED

Address of new owners	send tax bills to	map-parcel numbers
Katie Frazier 1907 Neelys Bend Road Madison, TN 37115	SAME	20130430- 0042800

THIS INSTRUMENT PREPARED BY:

AMANDA RAYE THORNTON, #026634
ATTORNEY AT LAW
300 JAMES ROBERTSON
PKWY., SUITE 402
NASHVILLE, TN 37201

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

THE ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS:

$ -0-

Prepared from information received from Grantee, No title search requested or performed.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 9th DAY OF August, 2019.

NOTARY PUBLIC

MY COMMISSION EXP. 01/03/2023

JESSICA CLAXTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON

Karen Johnson Davidson County
Batch# 269562 DEEDQC
08/09/2019 04:01:03 PM 3 pgs
Fees: $12.00 Taxes: $0.00
20190809-0079674

FOR AND IN CONSIDERATION of Zero Dollars and other good and valuable considerations, receipt of which is hereby acknowledged, I, **MATTHEW FRAZIER,** by these presents do hereby quitclaim and convey my interest in the below listed property to **KATIE FRAZIER**, her heirs and assigns, the following described tract of land:

Property located on the east side of Neely's Bend Road in the 9th Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor# 823, dated February 13, 2013 and revised on March 15, 2013 and known as Job No. 130009, as follows:

BEGINNING at an iron pin set in the easterly right-of-way of Neely's Bend Road at the Northwest corner of the herein described tract and the Southwest corner of the David L.

Belt et ux property of record as Instrument No. 20091123-0107246, Register's Office for Davidson County, Tennessee; Thence from said POINT OF BEGINNING, leaving the easterly right-of-way of Neelys Bend Road, with the southerly line of Belt, N 76 deg. 26' 47" E -630.22' to an iron pin set; Thence with the easterly line of Belt, N 12 deg. 01'52" W - 78.10' to an iron pin set; Thence leaving the line of Belt, with a new line severing the Jimmy Menees property, of which this is a part, S 89 deg. 58'54"E - 898.02' to an iron pin set in the westerly line of the Douglas G. Odom, Jr. property of record in Book 9275, Page 292, Register's Office for Davidson County, Tennessee; Thence with the westerly line of Odom, S 08 deg.00'45" W- 203.39' to an existing iron pipe in the northerly line of the John T. Bottom, Jr., Trustee property of record in Book 8017, Page 669, Register's Office for Davidson County, Tennessee, Thence S 74 deg. 35' 42" W- 572.06' to an iron pin set in the northerly line of the Michael D. Spillman et ux property of record in Instrument No. 20090707-0063538, Register's Office for Davidson County, Tennessee; Thence N 11 deg. 03'39" W 180.76' to an iron pin set; thence S 75 deg. 16'54" W 239.56' to an existing iron pin; thence with the line of the Robert P. Miles III, et ux property of record as Instrument No. 20051014-0124443, Register's Office for Davidson County, Tennessee; S 75 deg. 16'54" W- 629.97' to an existing iron pin in the easterly right-of-way of Neelys Bend Road; Thence along said right-of-way, N 12 deg. 39'35" W-177.40' to the POINT OF BEGINNING, containing 7 .503 acres.

Being a part of the same property conveyed to Matthew Frazier and wife, Katie Frazier by Quitclaim Deed from Henry Eugene Menees and wife, Patricia Menees dated April 26, 2013 and recorded April 30, 2013 as Instrument No. 20130430-0042800, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY known as 1907 Neelys Bend Road, Madison, TN 37115.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 9th day of August, 2019.

MATTHEW FRAZIER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MATTHEW FRAZIER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this 9th day of August, 2019.

J Claxton
NOTARY PUBLIC

My Commission Expires: 01/03/2023

JESSICA CLAXTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. KF

AFFIANT

Witness my hand and official seal at Nashville, Tennessee, on this 9th day of August, 2019.

J Claxton
NOTARY PUBLIC

My Commission Expires: 01/03/2023

JESSICA CLAXTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON