This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 401138 DEEDQC
05/15/2020 02:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200515-0050869

New Owner:	**Send Tax Bill:**	**Map/Parcel**
DINA F. FRYE and DAVID C. FRYE, Trustees CHARLES A. FRYE IRREVOCABLE TRUST dated April 30, 2020 529 Des Moines Drive Hermitage, TN 37076	SAME	4D24144 75-3 13

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Stacy Bryett
AFFIANT

Sworn to and subscribed before me this April 30, 2020.

Notary Public

My Commission Expires:

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-04-2021

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, CHARLIE A. FRYE, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in DAVIDSON County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to DINA F. FRYE and DAVID C. FRYE, TRUSTEES of the CHARLES A. FRYE IRREVOCABLE TRUST, dated April 30, 2020.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all

Exhibit A

Property Description

Said property is described to wit:

LAND in Davidson County, Tennessee, being Lot No. 21, on the Plan of Tulip Grove, Section I, as of record in Book 3700, Page 106, Register's Office for Davidson County, Tennessee.

SAID Lot No. 21 fronts 93.0 feet on the northerly side of Des Moines Drive and extends back 137.07 feet on the easterly line and 140.58 feet on the westerly line to a dead line in the rear, measuring 93.06 feet thereon.

BEING the same property conveyed to Joan C. Manos Kincaid by deed from James H. Kelly and wife, Esther H. Kelly, of record in Book 5674, Page 962, and by deed from William B. Kincaid through John G. Doak, Trustee of record in Book 5774, Page 853, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Charles A. Frye and wife, Nancy G. Frye by deed from Joan C. Manos and Husband William B. Kincaid, of record in Book 5857, Page 565, Register's Office for Davidson County, Tennessee; the said Nancy G. Frye, one in the same as Nancy Carroll Frye, being now deceased and Charles A. Frye having succeeded to all rights and interest in said property, as the surviving spouse as evidenced by the Affidavit of Heirship recorded simultaneously herewith as Instrument No. 20160421-0038727.

Being the same property conveyed to CHARLES A. FRYE, as Trustee for The Charles A. Frye Living Trust, Dated October 6, 2015, by Quitclaim Deed of record from CHARLES A. FRYE, in Instrument Number 20160421-0038728 Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the previously recorded deed.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 529 Des Moines Drive, Hermitage, Tennessee 37076.

persons.

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.

WITNESS MY HAND this 30th day of April, 2020.

By: _____
CHARLES A. FRYE

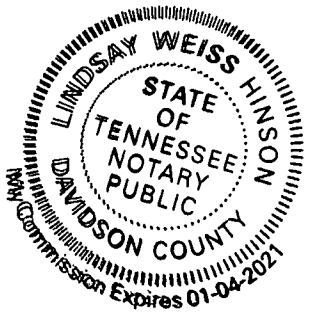
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES A. FRYE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 30th day of April, 2020.

_____
NOTARY PUBLIC

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

James M Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).