This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (APP)
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 453960 DEEDQC
08/11/2020 08:31:45 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200811-0089025

QUITCLAIM DEED

New Owner(s) & Address	Send Tax Bills To:	Map & Parcel No.:
CT Properties, LLC 1001 West McKennie Avenue Nashville, Tennessee 37206	New Owner	081-01-0-024.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CHARLOTTE FRIERSON**, a single woman ("Grantor"), does hereby quitclaim and convey unto **CT PROPERTIES, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, forever, all of Grantor's right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 3110 Doak Avenue, Nashville, Tennessee 37218. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 12 day of March, 2020.

GRANTOR:

Charlotte Frierson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Charlotte Frierson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 12th day of March, 2020.

Teresa Morgan
Notary Public

My Commission Expires: 7/3/2023

TERESA MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Teresa Morgan, attorney for Charlotte Frierson

AFFIANT

Subscribed and sworn to before me, this 10 **day of August, 2020**

JESSICA LYN DOYLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 7-9-2022

NOTARY PUBLIC

My Commission Expires: 7-9-22

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Newton Cannon's Subdivision of Block 4 in G.T. Sheegog's Subdivision at Bordeaux, of record in Book 547, Page 185, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 100 feet on the Northerly side of Doak Avenue and runs back between parallel lines, 180 feet to a dead line.

Being the same property conveyed to CT Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Katrina Frierson and Charlotte Frierson, a married couple, of record in Instrument 20190211-0012742, Register's Office for Davidson County, Tennessee.

This is improved property located at 3110 Doak Avenue, Nashville, Tennessee 37218.

*This property is being conveyed in compliance with a Marital Dissolution Agreement dated March 4, 2020.