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
20200811-0089027

# QUITCLAIM DEED

| New Owner(s) & Address | Send Tax Bills To: | Map & Parcel No.: |
|---|---|---|
| Katrinia Frierson<br>1001 West McKennie Avenue<br>Nashville, Tennessee 37206 | New Owner | 081-01-0-007.00 |

**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 **KATRINIA FRIERSON**, a single woman, (the "Grantee"), Grantee's heirs 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 1905 Hailey 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

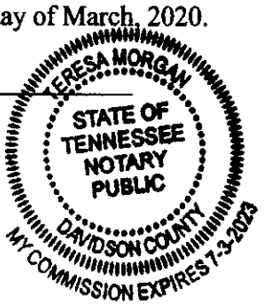
STATE OF TENNESSEE
COUNTY OF Davidson

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 12 day of March, 2020.

Notary Public

My Commission Expires: 7/3/2023



**STATE OF TENNESSEE )**

**COUNTY OF DAVIDSON )**

**The actual consideration for this transfer is $0.**

Teresa Morgan ~~by~~
**AFFIANT** attorney for C. Emerson

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

JESSICA LYN DOYLE STATE OF TENNESSEE NOTARY PUBLIC 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. 46 on the Plan of Haileys Subdivision of part of Block 5 of G.T. Sheegog's Subdivision at Bordeaux, of record in Book 547, Page 155, Register's Office for Davidson County, Tennessee and also being shown as Lot No. 21, block b on the Plan of an unrecorded subdivision of certain lots in Haileys Subdivision. Said part of Lot No. 46 of Lot No. 21 fronts on the northwesterly side of Hailey Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Katrinia Frierson, married, by Warranty Deed from Steven M. Fujinami, an unmarried man, of record in Instrument No. 20171108-0115081, Register's Office for Davidson County, Tennessee.

This is improved property located at 1905 Hailey Avenue, Nashville, Tennessee 37218.

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