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
20200811-0089028

QUITCLAIM DEED

New Owner(s) & Address	Send Tax Bills To:	Map & Parcel No.:
Katrina Frierson 1001 McKennie Avenue Nashville, Tennessee 37206	New Owner	092-09-0-084.00

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 **KATRINA 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 703 32nd Avenue North, Nashville, Tennessee 37209. 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.

The said Katrina Frierson is also known as Katrinia Frierson.

[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.

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.

Tina Morgan, attorney for C. Frierson.
AFFIANT

Subscribed and sworn to before me, this 10 **day of Aug[illegible]2020.**

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. 13 on the Plan of Jackson's Subdivision of Marable Lands, or Ten acres in the 13th Civil District in the Southwest corner of the Clifton Pike and Pilcher Avenue.

Said lot fronts 40 feet on Pilcher Ave and extends back 140 feet to an alley, according to the property description referenced in a previous deed of record in Book 2706, Page 309, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Katrina Frierson, by Warranty Deed from Charlie W. Cho, married, of record in Instrument 20150807-0079058, Register's Office for Davidson County, Tennessee.

This is improved property located at 703 32nd Avenue North, Nashville, Tennessee 37209.

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