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# 456252 DEEDQC
08/13/2020 10:18:41 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200813-0090683

QUITCLAIM DEED

New Owner(s) & Address	Send Tax Bills To:	Map & Parcel Nos.:
Charlotte Frierson 1902 Hailey Avenue Nashville, Tennessee 37218	New Owner	081-01-0-028.00 081-01-0-029.00

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, **KATRINA FRIERSON**, a single woman ("Grantor"), does hereby quitclaim and convey unto **CHARLOTTE 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 parcels of real estate located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (collectively, 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 1902 and 1904 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.

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 13 day of August, 2020.

GRANTOR:

Katrinia Frierson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Katrinia 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 13 day of August, 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.

Katie Freeman
AFFIANT

Subscribed and sworn to before me, this 13 day of August, 2020.

Teresa Morgan
NOTARY PUBLIC

My Commission Expires: 7/3/2023

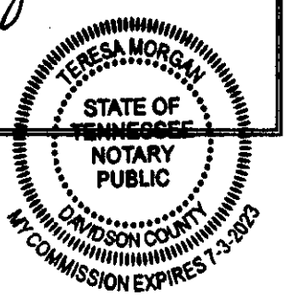


EXHIBIT A

Legal Description

Two tracts of land located in the 2nd Councilmanic District of Nashville, Davidson County, Tennessee, on the Southeasterly margin of Hailey Avenue, 600 feet North of Doak Avenue, Tract 1 being the Northerly 15 feet of Lot 22, all of Lots 23 through 25 and the Southerly 20 feet of Lot 26, Block A on the Revised Plan of Hailey's Subdivision of part of Block 5 in G.T. Sheegog Subdivision at Bordeaux according to an unrecorded survey dated May 13, 1941, by Blanchard and Parrish, Engineers, said part of Lot 22, all of Lots 23 through 25 and part of Lot 26 having been part of Lots 56 and 57 on the map of Hailey's Subdivision of part of Block 5 in G.T. Sheegog Subdivision at Bordeaux (Book 547, Page 155, Register's Office of Davidson County, Tennessee) recorded November 16, 1927, and;

Tract 2 being part of Lot 37 on the map of Hailey's Subdivision of part of Block 5 in G.T. Sheegog Subdivision at Bordeaux (Book 547, Page 155, Register's Office of Davidson County, Tennessee) recorded November 16, 1927, said Tract 1 and 2 described together according to a boundary survey dated May 17, 2005, by Campbell McRae and Associates Surveying, Inc. (John Hood TN RLS No. 1833) as follows: Beginning at a nail (old) in the Southeasterly margin of Hailey Avenue (40 foot wide right of way); said nail being located North 31 degrees 59 minutes 58 seconds East 600 feet from the Northerly right of way of Doak Avenue and being 10 feet North of the original Northeast corner of Lot 21 on the Revised Plan of Hailey's Subdivision of part of Block 5 in G.T. Sheegog Subdivision at Bordeaux (not of record) dated May 13, 1941, by Blanchard and Parrish Engineers, and further described as the Northeast corner of the Derrick Leonard and Christy Leonard land (Instrument No. 20040303-0023911, Register's Office of Davidson County, Tennessee); thence with the Southeasterly margin of said Hailey Avenue North 31 degrees 59 minutes 58 seconds East 110.00 feet to an iron rod (new) at the Northwest corner of the E. J. Putnam land (Book 2100, Page 87, Register's Office of Davidson County, Tennessee), said corner being 5 feet South of the original Northeast corner of Lot 26 of said unrecorded plan; thence leaving said Hailey Avenue with said Putnam South 57 degrees 00 minutes 13 seconds East 153.09 feet to an iron rod (new); thence North 29 degrees 48 minutes 13 seconds East 5.00 feet to an iron rod (new) at the original Northeast corner of Lot 37 on the map of Hailey's Subdivision of part of Block 5 in G.T. Sheegog Subdivision at Bordeaux (Book 547, Page 155, Register's Office of Davidson County, Tennessee) and being the Northwest corner of Lot 38 (Book 547, Page 155, Register's Office of Davidson County, Tennessee) owned by Robert H. Herman (Book 10781, Page 915, Register's Office of Davidson County, Tennessee); thence with said Herman South 56 degrees 59 minutes 24 seconds East 15.31 feet to an iron rod (new) at the Northeast corner of the Rawleigh Sanders land (Book 4778, Page 971, Register's Office of Davidson County, Tennessee); thence with said Sanders and severing said Lot 37, South 27 degrees 25 minutes 39 seconds West 100.00 feet to an iron rod (new), said rod being located North 56 degrees 59 minutes 24 seconds West 138 feet from an iron pipe (old) on the Northerly margin of River Drive (40 foot wide right of way) located at the Southwest corner of said Lot 37 and being in the Northerly line of the David Lovell land (Instrument No. 20041012-0123074, Register's Office of Davidson County Tennessee); thence with said Lovell, North 56 degrees 59 minutes 24 seconds West 19.46 feet to an iron rod (new) at the original Northwest corner of said Lot 37; thence South 29 degrees 48 minutes 13 seconds West 15.48 feet to an iron rod (old) at said Leonard's Southeast corner; thence with said Leonard North 57 degrees 00 minutes 13 seconds West 157.31 feet to the point of beginning, containing 0.43 acres, more or less.

Being the same property conveyed to Katrina Frierson, by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, of record in Instrument 20140415-0031389, Register's Office for Davidson County, Tennessee.

This is improved property located at 1902 and 1904 Hailey Avenue, Nashville, Tennessee 37218.