# QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 day of October, 2020.

Notary Public

Commission Expires 9-2-24

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT 2, 2024

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 497649 DEEDQC
10/16/2020 03:14:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201016-0120927

**THIS INSTRUMENT WAS PREPARED BY:**
**Lawyer's Escrow Service, Inc., 2021 Richard Jones Rd., Suite 220, Nashville, TN 37215**
*(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)*

| OWNER ADDRESS: | SEND TAX BILLS TO: | PARCEL ID NUMBER: |
|---|---|---|
| Harry F. Friedman<br>17280 Grand Bay Drive<br>Boca Raton, FL 33496 | Same as Owner | **119 05 0 143.00** |

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, **FRIEDMAN'S, INC., A TENNESSEE CORPORATION** (hereinafter called the "Grantor") by these presents does transfer and convey unto **HARRY F. FRIEDMAN** (hereinafter called the "Grantee") and his heirs, successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1: Being Lot No. 500 on the plan of Grandview Heights, as of record in book 161, pages 14 and 15, Register's Office for said County, described as follows:

Beginning on the easterly margin of Caldwell Avenue at the corner of Lots Nos. 499 and 500; thence with said Avenue southwardly 54.4 feet to the southerly line of said subdivision; thence with said line eastwardly 150.7 feet to the westerly line of the Parsonage lot; thence with same northwardly 30.4 feet to the northwest corner of said Parsonage lot; thence with the northerly line of said Parsonage lot eastwardly 5 feet to the westerly margin of an alley; thence with said alley northwardly 60 feet, more or less, to the corner of Lots Nos. 499 and 500; thence with the dividing line between said two lots westwardly 150 feet to the beginning.

TRACT 2: Being Lot No. 23 on the Revised and Corrected Plat of Thompson and Ring's Subdivision of Edenwold Park, as of record in book 332, page 29, Register's Office for said County.

Said Lot No. 23 fronts 79 feet 3 inches on the easterly side of Caldwell, formerly Marshall Avenue, and runs back 150 feet on the southerly line and 150 feet, more or less, on the northerly line to an alley, measuring 26 feet.

Being the same property conveyed to Friedman's Inc. by Deed dated January 8, 1971 from Harry F. Friedman and wife, Delores Friedman, January 27, 1971 in Book 4476, Page 411, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2618 Grandview Avenue, Nashville, TN 37211.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN WITNESS WHEREOF, Grantor has hereunto set its hand this 16 day of October, 2020.

FRIEDMANS, INC., a Tennessee corporation, Grantor

By: _____, President

Frank G. Friedman, President

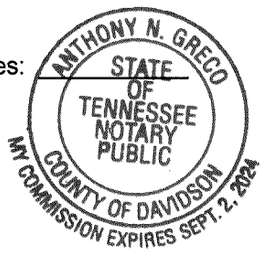
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Frank G. Friedman, with whom I am personally acquainted or proved upon satisfactory evidence, and who upon his oath acknowledged himself to be the President of Friedman's, Inc., a Tennessee corporation, the within named bargainor, and that he as such President, being authorized to do so, executed the foregoing instrument freely and voluntarily, for the purposes therein contained, by signing the name of the corporation by the said Frank G. Friedman as such President.

Witness my hand this 14 day of October, 2020.

NOTARY PUBLIC

My Commission Expires:




**Tennessee Certification of Electronic Document**

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the 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.

*Signature*

State of Tennessee )
)
County of Davidson )

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.




*Notary Signature*

My Commission Expires: January 10, 2023