Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Sandra R. Frazer **601 Bowling Avenue** **Nashville, TN 37215**	**Map & Parcel** **117-01-0-012.00**	**Same**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Sandra R. Frazer, as to a fifty percent interest (50%), and T. Roe Frazer II, as to a fifty percent interest (50%), as tenants in common** (the "Grantors"), by these presents hereby transfer, assign, and quitclaim to **Sandra R. Frazer** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described as follows (the "Property"):

> Land in Davidson County, Tennessee being Lot(s) 4, as shown on the map entitled Section Two, Jarman Property, of record as Instrument No. 2002112-0139889, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to T. ROE FRAZER II, as to a fifty percent interest (50%), and SANDRA R. FRAZER, as to a fifty percent interest (50%), as tenants in common

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 592194 DEEDQC
03/15/2021 12:58:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210315-0034030

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 4th day of March, 2021.

WARNER JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/6/24

from SANDRA R. FRAZER, by Quitclaim Deed of record in Instrument No. 20100826-0067658, Register's Office of Davidson County, Tennessee.

This is improved property known as **601 Bowling Avenue, Nashville, Davidson County, Tennessee 37215**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 4th day of March, 2021.

T. Roe Frazer II

Sandra R. Frazer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **T. ROE FRAZER II and SANDRA R. FRAZER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 4th day of March, 2021.

WARNER JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/6/24