Karen Johnson Davidson County
Batch# 617269 DEEDQC
04/16/2021 03:57:17 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210416-0051516

Quitclaim Deed

RECORDING REQUESTED BY Owen Frame
AND WHEN RECORDED MAIL TO:
Carolyn Frame , Grantee(s)
1495 Snell Blvd
Nashville,Tennessee 37218
Consideration: $ 1.00
Property Transfer Tax: $ 0
Assessor's Parcel No.: 14.00
PREPARED BY: Candice Graham certifies herein that he or she has prepared this Deed.

Candice Graham
Signature of Preparer

12/15/19
Date of Preparation

Candice Graham
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 12/15/2019 in the County of Davidson , State of Tennessee
by Grantor(s), Owen Frame ,
whose post office address is 1495 Snell Blvd Nashville Tennessee 37218 .
to Grantee(s), Carolyn Frame (Wife) ,
whose post office address is 1495 Snell Blvd NashvilleTennessee 37218 ,

WITNESSETH. that the said Grantor(s), Owen Frame ,
for good consideration and for the sum of One Dollar
($ 1.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title interest

and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Owen Frame
Signature of Grantor

Owen Frame
Print Name of Grantor

Signature of First Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Carolyn Frame
Signature of Grantee

Carolyn Frame
Print Name of Grantee

Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On 12/15/19, before me, Candice Graham, a notary public in and for said state, personally appeared, Owen Frame and Carolyn Frame who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Candice Graham
Signature of Notary

Affiant Known _____ Produced ID V

Type of ID Drivers License

(Seal)

CANDICE GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Nov 6, 2023

Exhibit "A"

Legal Description: Lot 259 BOREAUX GARDENS 071X136X1R, Section 1, record in Book 3300, page 91. Register's Office For Davidson County. Tennessee. to which reference is here made for a more complete legal description, also know as 1495 Snell Blvd, Nashville TN 37218.

Name and Address of Party Responsible for taxes:
Carolyn Frame
1495 Snell Blvd
Nashville. TN 37218

Map and Parcel Number:
#80 and 14.00

Derivation Clause:
Being the same property conveyed to Owen W. Frame by deed from James T. Ware of record in Book 6994, page 129, in the Register's Office for Davidson County Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to Restrictive Covenants of record in Book 3465, page 403 and Book 3505, page 589 Register's Office for said County.