Karen Johnson Davidson County
Batch# 636732 DEEDQC
05/14/2021 12:42:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210514-0065398

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Joseph W. Frierson** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **J. JIREH LLP**, (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Parcel I – 2202 B 24th Ave N, Nashville, TN – M&P 081024A00100CO

Land in Davidson County, Tennessee, being Unit "2" Shiyloh, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Shiyloh, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170710-0069346, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Shiyloh, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170710-0069346, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to **Joseph Walton Frierson and Sheryl Lynn Rimrodt-Frierson**, by Deed of record in Instrument No. **20151006-0102003**, in the Register's Office of Davidson County, Tennessee.

Parcel II – 2213 10th Avenue South, Nashville, TN – M & P 10513025200

Land in Davidson County, Tennessee, being lot No. 39 on the plan of Duckworth's addition as of record in book 57, page 83 Register's Office for said County. Said Lot No. 39 fronts 50 feet on the westerly side of 10th Avenue South formerly Poomeroy Avenue, and runs back between parallel lines, 180 feet to an alley.

Being the same property conveyed to **Joseph W. Frierson** of record in Instrument Number **20080325-0029432**, said Register's Office for Davidson County, Tennessee.

Parcel III – 522 Phipps Drive, Nashville, TN – M & P 05811022500

Being Lot No 128-B, on the Plan of Zone Lot Division, Lot Nos. 128, 129, and 130 Royal Hills Section 1, of record in Plat Book 4675, page 73, as amended in Plat Book 6900, page 1, Register's for Davisson County, Tennessee, tow which plat reference is hereby made for a more complete description.

Being the same property conveyed to **Joseph Frierson and Sheryl Lynn Rimrodt-Frierson**, by Deed of record in Instrument No. **20160628-0065841**, in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Joseph Frierson, Joseph W. Frierson and Joseph Walton are one and the same. Grantor warrants that these properties have not been used as his primary residence.

IN TESTIMONY WHEREOF I/we have executed this instrument the 8th day of May, 2021.

Joseph W. Frierson

Sheryl Lynn Rimrodt-Frierson

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public in and for said state and county, **Joseph W. Frierson and Sheryl Lynn Rimrodt-Frierson**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of May, 2021.

MY COMMISSION EXPIRES: 8/16/21 NOTARY PUBLIC

JERROD HODGE
My Notary ID # 131247694
Expires August 16, 2021

For recording information only

STATE OF Tennessee

COUNTY OF Davidson

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 13th day of May, 2021.

Nichole Dowling
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12.7.2024

PROPERTY OWNER: **J. JIREH LLP**
OWNER'S ADDRESS: **5714 Mapleshade Lane, Dallas, TX 75252**
MAIL TAX BILLS TO: **5714 Mapleshade Lane, Dallas, TX 75252**

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-7-2024

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NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022

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