THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Charles David Frost
3711 Tibbs Drive
Nashville, TN 37211

Send Tax Bill to:
Owner

Map-Parcel Numbers:
133-06-0-183.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of February, 2022.

Notary Public

My Commission Expires:
12/16/25

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Charles David Frost, Personal Representative for the Estate of Charles Derwood Frost** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **Charles David Frost** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 3711 Tibbs Drive, Nashville, TN 37211.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 3rd day of February, 2022.

Estate of Charles Derwood Frost

By: Charles David Frost, Personal Representative

MARK BELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Karen Johnson Davidson County
Batch# 801795 DEEDQC
02/08/2022 01:31:15 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220208-0014493

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Charles David Frost**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon **his** oath acknowledged **himself** to be the **Personal Representative** of the within named bargainor, a **Estate of Charles Derwood Frost**, and that **he**, as such **Personal Representative**, executed the foregoing instrument for the purposes therein contained by signing the name of the **Estate of Charles Derwood Frost** by the said **Charles David Frost** as such **Personal Representative**.

Witness my hand and official seal this 3rd day of February, 2022.

My Commission Expires:

12/5/2024

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Exhibit A

Being Lot No. 26 on the Plan of Leonard Heights, as of record in Book 2330, Page 15, Register's Office for Davidson County, Tennessee.

Said Lot fronts 110 feet on the westerly side of Tibbs Drive and runs back 135.2 feet on the northwesterly line and 131.9 feet on the southerly line to a dead line in the rear on which it measures 42 feet.

Being the same property conveyed to Charles D. Frost and wife, Bobbie Frost by Warranty Deed from Kate R. Wyatt, unmarried, dated 12/4/1986, of record in Book 7061, page 256, said Register's Office.

CDF