Karen Johnson Davidson County
Batch# 806876 DEEDQC
02/16/2022 01:12:32 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220216-0018133

Prepared By
James B. Johnson
1300 Division Street, Suite 300
Nashville, Tennessee 37203
(615) 476-2885

Grantee:

Estate of Rita R. Reed
c/o Sharita Frazier, Personal Representative
116 Lavender Road
Hermitage, Tennessee 37076

Map: 108-12A; Parcel: 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
Sharita Frazier, Affiant
Subscribed and sworn before me this the
16 Day of February, 2022.
P. Cullum, Deputy Register

Send Tax Notice to:

Sharita Frazier
116 Lavender Road
Hermitage, Tennessee 37076

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

Rita R. Reed died on October 10, 2021, intestate. On December 17, 2021, Sharita Frazier was appointed as the Personal Representative of the Estate of Rita R. Reed, by the Davidson County Probate Court, at Nashville, Tennessee, Docket No. 21P-2388. All debts of the decedent have been paid.

The Personal Representative by signing this Deed releases any rights the Personal Representative has to recover this property in the event of subsequent insolvency of this estate. In accordance with the intestate laws of the State of Tennessee, Sharita Frazier, Personal Representative, quitclaims to Sharita Frazier, sole heir at law of Rita R. Reed, all rights, title and interest in the following described real estate in Davidson County, Tennessee:

> A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 45, Lot No. 30, in Horizontal Property Regime as shown on the condominium site plan of Quail Valley Condominium, Section 4, Phase VII, of record Plat Book 5200, Page 522 and 523, in the Register's Office, Davidson County, Tennessee.
>
> BEING a part of the same property conveyed to Pamela J. Reeves by quitclaim deed from Harold Reeves of record in Book 8817, Page 15, Register's Office, Davidson County, Tennessee.
>
> BEING a part of the same property conveyed to Rita R. Reed by Warranty Deed from Pamela J. Reeves and husband Harold Reeves or record in Book 9450, Page 630 through 632, Register's Office, Davidson County, Tennessee.

Being the same improved property commonly known as 1324 Quail Valley Road, Nashville, Tennessee 37214.

This transfer is by quitclaim and the Personal Representative makes no warranties about the title.

Witness my hand at Nashville, Tennessee this 16th day of February 2022.

Estate of Rita R. Reed

By: Sharita Frazier, Personal Representative

Signature of Personal Representative:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbie Zide, a Notary Public of said County and State, SHARITA FRAZIER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

SHARITA FRAZIER

Witness my hand, at Office, this 16th day of February 2022.

Notary Public

My Commission Expires: 7/7/25

BARBIE ZIDE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025