Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Ramon Alejandro Cue, Esq.
Meridian Law, PLLC
5141 Virginia Way, No. 320
Brentwood, TN 37027

Address New Owner(s)
6011 Cortez Court
Hermitage, TN 37076

Send Tax Bills To:
6011 Cortez Court
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 808538 DEEDQC
02/18/2022 12:03:45 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220218-0019270

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **JEFFREY I. FRY, an unmarried man** residing at 6011 Cortez Court, Hermitage, TN 37076 (hereinafter "Grantor") hereby quitclaim and convey unto **JEFFREY I. FRY, an unmarried man, and THI MINH HANG LE, an unmarried woman, as Joint Tenants with Rights of Survivorship** (hereinafter "Grantees"), and their successors in interest and assigns, all of my right, title and interest in and to a certain improved tract or parcel of land located in **Davidson County, Tennessee** and more fully described as follows:

SEE SCHEDULE A FOR LEGAL DESCRIPTION

This is improved property which is also known as: **6011 Cortez Court, Hermitage, TN 37076**.

Map-Parcel Number: **086 02 0 038.00** (Davidson County, Tennessee).

Said property is conveyed together with all and singular the appurtenances thereto belonging or in anywise appertaining thereto, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or in equity, for the use and benefit of said Grantees forever who shall hold the property subject to such limitations, restrictions and encumbrances as may affect the property. By this conveyance, the Grantor intends to create a joint tenancy with rights of survivorship and he intends to vest all rights vested by such joint tenancy under law including, but not limited to, the right of survivorship upon the death of one of the Grantees.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on **this 19th day of January, 2022.**

JEFFREY I. FRY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On **this 19th day of January, 2022**, before me, the undersigned, personally appeared **Jeffrey I. Fry**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public
My Commission Expires: 3/7/2023

RAMON A. CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is **$0.00**.

Affiant: JEFFREY I. FRY

Subscribed and sworn to before me, **this 19th day of January, 2022**.

Notary Public
My Commission Expires: 3/7/2023

RAMON A. CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

SCHEDULE A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Dodson Heights of record in Book 2900, Page 113, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey L. Fry by Heather Sheppard and spouse, and John Paul Sheppard via Warranty Deed dated June 12, 2017 and recorded as Instrument No. 20170620-0061791 Registers Office for Davidson County, Tennessee and as corrected by Affidavit of Scrivener's Error dated March 2, 2020 and recorded as Instrument No. 20200304-0024288 Registers Office for Davidson County, Tennessee.