Karen Johnson Davidson County
Batch# 836392 DEEDQC
04/08/2022 09:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220408-0041007

PREPARED BY:

Robert J. Hazard, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, March 31, 2022.

AMY L. SOWNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 7/7/2025

New Owner Address:
David B. Fruetel and
Nancy Fruetel, Co-Trustees
401 Hyde Park
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number
117 13 0B 016.00

QUITCLAIM DEED

David Fruetel and wife, Nancy Fruetel (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **David B. Fruetel and Nancy Fruetel, Co-Trustees of The Fruetel Family Trust, dated March 31, 2022** (collectively, "Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

WITNESS my hand on this day, March 31, 2022.

David Fruetel

Nancy Fruetel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Fruetel** and **Nancy Fruetel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument as their free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, March 31, 2022.

Notary Public

My Commission Expires: 7/7/2025

AMY L. SOWNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

859093 1/020211212

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 401 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, pages 419 thru 421, amended in Book 6711, page 360, Book 6771, page 683 and Book 6800, page 164, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to David Fruetel and wife, Nancy Fruetel by warranty deed from Franklin Y. Hundley, Jr., unmarried, of record in Instrument No. 20060131-0012080, Register's Office of Davidson County, Tennessee.

The description is the same as that used in the previous deed.

This is improved property commonly known as 401 Hyde Park, Nashville, TN 37215.

True Copy Certification

Robert J. Hazard, Esq.

I, ~~Andrew J. Bellm~~, Esq., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 31, 2022.

Affiant Signature

Date: April 1, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Robert J. 1/42020

Personally appeared before me, Lynne Jervis, a notary public for this county and state, ~~Andrew J. Bellm~~ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, April 1, 2022.

Lynne B. Jervis
Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026

859093.1/020211212