This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 870825 DEEDQC
06/14/2022 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220614-0067358

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
John A. Fromhold 9437 Smithson Lane Brentwood, TN 37027	same	146-16-0-131.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Christopher A. Fromhold (the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest in and to the following described property to John A. Fromhold (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 41, Brentwood Hall, Section III, as shown on Plat of record in Plat Book 2133, Page 14, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Christopher A. Fromhold by Warranty Deed from Kimberly D. Harris of record in Instrument No. 20171012-0104751, Register's Office for Davidson County, Tennessee, dated October 6, 2017 and recorded on October 12, 2017.

The legal description is the same as the previous deed of record.

This is improved property known as 507 Landon Drive, Nashville, TN 37220.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 2nd day of June, 2022.

Christopher A. Fromhold, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Christopher A. Fromhold, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 2nd day of June , 2022.

Notary Public

My Commission Expires: September 20, 2022

BRIAN A. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for the transfer is Four Hundred Fifty Thousand Dollars ($450,000.00).

Christopher A. Fromhold, Affiant

Subscribed and sworn to before me this 2nd day of June, 2022.

Notary Public

My Commission Expires: September 20, 2022

BRIAN A. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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 June 2, 2022.

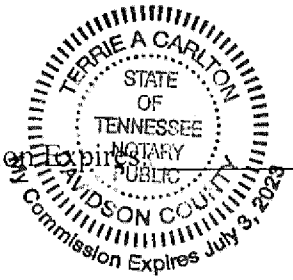
Carla L Lovell
Carla L. Lovell

June 7, 2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7th day of June 2022.

Terrie A. Carlton
Notary Public



My Commission Expires: _____