This deed prepared by:
John B. Romig
7421 Joe Rowlin Rd.
Christiana, TN 37037

Karen Johnson Davidson County
Batch# 902940 DEEDQC
08/12/2022 01:45:39 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220812-0091907

New owner and send tax bills to:
Ted Joseph Freas & Casey Freas
2628 Welshcrest Drive
Antioch, TN 37013

I hereby swear and affirm that the actual consideration for this transfer is $0

Affiant

Subscribed and sworn before me this 11th day of August, 2022

Notary Public
My Commission Expires 11-8-22

LAURIE A. GLASS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2022

Quitclaim Deed to Create Tenancy by the Entirety

For and in consideration of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Ted Joseph Freas, a married man, for the purposes of creating a tenancy by the entirety, do hereby remise, release, quitclaim, and convey unto Ted Joseph Freas and wife, Casey Freas, all of my interest in and to a certain parcel of land situated in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Section Three, Cambridge Forest, as of record in Book 11700, Page 44, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description

Being the same property conveyed to Teddy Freas and Nancy Joann Freas, husband and wife by deed from Beazer Homes Corp. DBA Phillips Builders, a Tennessee Corporation dated February 26, 2001 and recorded in Inst. No. 200102280018292, Register's Office for Davidson County, Tennessee.

The said Nancy Joann Freas having since died on August 31, 2017, leaving the said Teddy Freas as the survivor of their tenancy by the entirety. The said Teddy Freas having since died intestate on October 6, 2021, leaving Ted Joseph Freas, the Grantor herein, as his sole heir-at-law, as evidenced by Affidavit of Heirship recorded in Inst. No. 202203140029643, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2628 Welshcrest Drive., Antioch, TN 37013

Parcel number: 149-15-0A-097.00 CO

Witness my hand this 11 day of August, 2022.

Ted Joseph Freas

State of Tennessee

County of Davidson

Personally appeared before me, a Notary Public in and for the said County and State, on this 11th day of August, 2022, the within named Ted Joseph Freas, to me known to be the within named Grantor, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Notary Public

My Commission Expires: 11-8-22

LAURIE A. GLASS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2022