Karen Johnson Davidson County
Batch# 917038 DEEDQC
09/15/2022 10:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220915-0103006

THIS INSTRUMENT WAS PREPARED BY:
McCANN & HUBBARD
1804 Williamson Court, St. 201
Brentwood, Tennessee 37027

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00. James O Frye Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF September, 2022.

RUSSELL McCANN TENNESSEE NOTARY PUBLIC My Comm Exp. 06/14/25 COUNTY OF WILLIAMSON

My Commission Expires:

Notary Public

ADDRESS NEW OWNERS: **Frye Family Trust**
1012 Pinot Chase
Cane Ridge, TN 37013

SEND TAX BILLS TO: NEW OWNER

MAP AND PARCEL: 173-4A-336

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that We, JAMES O. FRYE, JR and KAREN WOODS FRYE, husband and wife, Grantors, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto the Trustees of the **Frye Family Trust**, under agreement dated September 15, 2022, their heirs, successors, and assigns, our entire interest in and to that real property and improvements located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 306 on the Plan of Final Plat Section Four Oak Highlands, a Planned Unit Development, of record in instrument number 20040128-0010661, Register's office for Davidson County, Tennessee, to which p0lan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to James O. Frye Jr, an unmarried man, by Warranty Deed from Yazdian Construction inc., a Tennessee corporation, of record as instrument # 20050329-0033910, Davidson County, Register of Deeds. James O. Frye Jr having since married.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness our hands this 15 day of September, 2022.

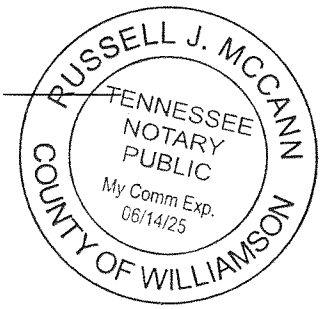
James O. Frye Jr
JAMES O. FRYE, JR

Karen Woods Frye
KAREN WOODS FRYE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, JAMES O. FRYE, JR and KAREN WOODS FRYE, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of September, 2022.

My Commission Expires: 

Notary Public

Tennessee Certification of Electronic Document

I, Russell J. McCann, 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 09/15/2022 (date of document).

Affiant Signature

9-15-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of September, 2022.

Taylor Hubbard
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

