Karen Johnson Davidson County
Batch# 953515 DEEDQC
12/20/2022 02:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221220-0131484

# QUITCLAIM DEED

**This document is prepared by Katie L. Clark, Attorney-At-Law, Suite B 5258 Murfreesboro Rd., LaVergne, TN 37086.**

**FROM:** Roderick and Michele Frazier, a married couple.

**TO:** Roderick and Michele Frazier, Trustees of the RMF Living Trust dated August 30, 2022, and any amendments thereto

MAP/PARCEL NUMBER: 81-1-71

**Name and Address of Property Owner:** Roderick and Michele Frazier
108 Bella Vista Drive
Goodlettsville, TN 37027

**Send Tax Bills To: (SAME)**

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**STATE OF TENNESSEE**

**COUNTY OF RUTHERFORD**

The Actual Consideration for this transfer is: No Monetary Consideration

Affiant

KATHRYN L. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this date: 09/23/2023

Notary Public

My Commission Expires: 04/19/2025

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We hereby QUITCLAIM to Roderick and Michele Frazier, Trustee, or his successors in interest, of the RMF Living Trust dated August 30, 2022, and any amendments thereto, all my interest in the following property with full power to sell, mortgage or convey without the joinder of any beneficiary:

Land in Davidson County, Tennessee, being the northerly 75 feet of Lot No. 26 and the southerly 30 feet of Lot No. 25, on the Map of Hailey's Subdivision of part of Block 5 of G.T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, page 155, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 105 feet on the easterly side of River Drive and run back between parallel lines 190 feet, more or less, on the northerly line of said part of Lot No. 25, and the 180 feet, more or less, on the southerly line of said Lot No. 26, to the top of the bluff of Cumberland River.

Being the same property conveyed to Bobby Hall and wife, Pamela Poteat by Deed dated August 30, 2012 from Christopher Wallin and wife, Camille Wallin, recorded August 31, 2012, in Instrument Number 20120831-0078866, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Roderick V. Frazier and wife, Michele Ivey Frazier by by Deed dated May 17, 2019, from Bobby Hall and wife, Pamela Poteat, in Instrument Number 20190521-0047729, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 547, page 155, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1820 River Drive, Nashville, TN 37218.

Note 1: The Grantors and the Grantees are the same person.
Note 2: It is the intention of the Grantors by this deed to transfer ownership of the herein described property to the grantees in order to place said property into a Revocable Inter-vivos ("Living") Trust.

Witness my hand on the _____ day of _____ 2022.

**GRANTOR:** Roderick V. Frazier

**GRANTOR:** Michele I. Frazier

**STATE OF TENNESSEE**

**COUNTY OF RUTHERFORD**

Personally appeared before me, Katie L Clark, a Notary Public in and for said County and State, the within named Roderick and Michele Frazier, the Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that said Bargainors executed the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Nashville. Tennessee on Sept 23 2022.

Notary Public

My Commission Expires: 04/19/2025

KATHRYN L. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

## Certificate of Authenticity

I, Misty Dickmeyer, do hereby make an 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 09/23/2022.

Name: Misty Dickmeyer

Title: Company Admin

Date 12/20/2022

STATE OF Tennessee

COUNTY OF Rutherford

Sworn to and subscribed before me on 12/20/2022.




Notary Public: Kathryn L. Clark

My Commission Expires: 04/19/2025

Prepared by: The Law Offices of Charles R. Frazier
5258 Murfreesboro Road, LaVergne, TN 37086
(615) 267-0125