QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF April, 2023

Notary Public

MY COMMISSION EXPIRES 1-4-27
(AFFIX SEAL)

SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

W-SB-LB-20-3204

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
The Friedl Joint Revocable Trust, dated April 5, 2023	**NEW OWNER**	
(NAME)	(NAME)	**133-02-0-131 00**
121 McCall St,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW FRIEDL AND JAMIE FRIEDL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **THE FRIEDL JOINT REVOCABLE TRUST, DATED APRIL 5, 2023** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 53 on the Plan of Airdrie Land Companys Subdivision B of record in Plat Book 547, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Andrew M Friedl, unmarried and Jamie E King, unmarried as tenants in common with right of survivorship by Warranty Deed from Edward M DesPrez and wife, Karla J DesPrez of record in Instrument No 20140501-0036873 Register's Office for Davidson County, Tennessee, dated April 30, 2014 and recorded on May 01, 2014

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **3204 Wingate Ave, Nashville, Tennessee 37211**

Karen Johnson Davidson County
Batch# 992228 **DEEDQC**
04/14/2023 10 13 43 AM 2 pgs
Fees $12 00 Taxes $0 00

20230414-0027413

Witness my/our hand(s) this the 12 day of April, 2023

Andrew Friedl

Jamie Friedl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW FRIEDL, 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/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 12 of April, 2023

Notary Public
My Commission Expires 1-4-27
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMIE FRIEDL, 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/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 12 of April, 2023

Notary Public
My Commission Expires 1-4-27
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212