Karen Johnson Davidson County
Batch# 996827 DEEDQC
04/27/2023 09 25 45 AM 2 pgs
Fees $12.00 Taxes $0 00
20230427-0030941

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed

STATE OF TENNESS
COUNTY OF DAVID

The actual consideration for this transfer is: $0.00

Affiant

Subscribed and sworn to before me, this 25th day of April, 2023

Notary Public
My Commission Expires

HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Dwight P. Wiles, Trustee of 6 Inveraray Trust P.O Box 41504 Nashville, TN 37204	New Owner	Map and Parcel No.: 130-12-0A-052.00 CO 130-12-0A-053.00 CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10 00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Jason Fridenstine, Trustee of the 6 Inveraray Trust, dated July 14, 2021** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Dwight P. Wiles and/or Robert Taylor, Trustee of the 6 Inveraray Trust, dated July 14, 2021**, its Beneficiaries and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lots 52 and 53 on the Plan of Northumberland, of record in Plat Book 6250, Pages 128 and 129, as amended by Surveyor's Certificate of Correction, of record in Book 6386, Page 194, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jason Fridenstine, Trustee of the 6 Inveraray Trust, dated July 14, 2021, by Warranty Deed from Lance Bloom, married, of record in Instrument No 20210719-0096403, in the Register's Office for Davidson County, Tennessee, dated July 15, 2021 and recorded on July 19, 2021 This conveyance represents the final act of Trustee Jason Fridenstine, who has since been removed as Trustee and replaced by Trustees Dwight P. Wiles and Robert Taylor, pursuant to that certain First Amendment to the Trust Agreement, dated April 26th, 2023.

This is improved property known as. 6 Inveraray, Nashville, TN 37215.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of April, 2023

6 INVERARAY TRUST

TRUSTEE

Jason Fridenstine, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason Fridenstine, with whom I am personally acquainted, and who acknowledged that he is the Trustee of the Trust referenced herein, and as such executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at Office, this 25th day of April, 2023

Notary Public

My Commission Expires _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027