#16772

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

FROM: Rebecca Malone

TO : Katherine Frogge

QUITCLAIM DEED

Address of New Owner:
Katherine Frogge
215 Brookside Dr
Old Hickory, TN 37138

Send Tax Bills To:
OWNER

Map & Parcel:
05307008600 and
05307010100

Karen Johnson Davidson County
Batch# 998971 DEEDQC
05/03/2023 09 46 26 AM 2 pgs
Fees $12 00 Taxes $0 00

20230503-0032721

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
1321 Murfreesboro Pike, Ste 823
Nashville, TN 37217

STATE OF TENNESSI
COUNTY OF DAVIDS

The actual consideration or value, whichever greater, for this transaction is $ -0-

Rebecca Malone
Affiant

Prepared from information furnished by the parties

Rebeca Fernando
ID 13351642-6
My Commission Expires
January 5, 2026

Subscribed and sworn to before me this the 27th day of April, 2023.

Notary Public
Commission Expires. 01.05.26

I, Rebecca Malone, do hereby quitclaim to Katherine Frogge, her Heirs and Assigns, all my rights, title and interest in the following land located in DAVIDSON County, Tennessee described as follows. To-Wit.

Tract 1: being Map and Parcel # 053-08-086.00
Being Lot Lo. 21 of Block 2, on the plan of Dabbs and Elliott's Subdivision NO. 1 Old Hickory, Tennessee, known as "Dupontoma" as of record in Book No 547, Page No. 97, of the Register's Office of Davidson County, Tennessee Said Lot No 21 fronts 23 feet on the Concrete Drive and extends back between parallel lines with the northerly margin of 24th Street to an alley in the rear

Included in this tract of land, however, expressly excluded from this conveyance is property as described in Book 4997, Page 554, as corrected in Book 5015, Page 499, and excluded is property as described in Book 5272, Page 949, said Register's Office for TN.

Tract 2 being Map and Parcel # 053-08-0-101 00
Being the south 7 feet of Lot 20 of Block 2 on the plan of Dabbs and Elliott's Subdivision No. 1, Old Hickory, Tennessee, known as "Dupontonia" as of record in Book No. 547, Page No. 97, of the Register's Office of Davidson County, Tennessee.

Said part of Lot No. 20 fronts 7 feet on the East Side of Old Hickory Blvd. and extends back between parallel lines east 120 feet to an alley in the rear and measures 7 feet on said alley.

Excluded from this legal description is the taking of any land for the widening of public rights-of-way

Being part of the same property as conveyed to James G. Frogge by deed of record in Book 11349, Page 812. The said James G Frogge having died and the Estate of James G. Frogge Probated under Probate File Number 2017PR21, Probate court Clerk's Office for Wilson County, Tennessee.

Being property located at 2221 Old Hickory Blvd and 0 Old Hickory Blvd-Old Hickory, TN 37138.

Witness our hand(s) this the 27th day of April, 2023.

Rebecca Malone

Rebecca Malone

STATE OF TEXAS
COUNTY OF CAMP

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca Malone, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument or the purpose therein contained.

Witness my hand and official seal at Pittsburg, Texas, this the 27th day of April, 2023.

Rebeca Fernando
ID 13351642-6
My Commission Expires
January 5, 2026

Notary Public
Commission Expires: 01.05.26