#16772

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

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

20230503-0032722

FROM: James Barksdale

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

THIS INSTRUMENT WAS PREPARED BY

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

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

James Barksdale
Affiant

Subscribed and sworn to before me this the 21 day of April, 2023.

Julie Young
Notary Public
Commission Expires 12-19-2023

JULIA R. VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

I, James Barksdale, 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 "Dupontonia" 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 21 day of April, 2023

James Barksdale

STATE OF ~~Rutherford~~ Tennessee
COUNTY OF Rutherford

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

Witness my hand and official seal at Compston Financial CU, this the 21 day of April, 2023.

Notary Public
Commission Expires 12-19-2023

JULIA R. VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY