Karen Johnson Davidson County
Batch# 1001362 DEEDQC
05/09/2023 12:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230509-0034514

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/06/24

(AFFIX SEAL)

MADELYN N. REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/06/2024 DAVIDSON COUNTY

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
16B Fern Ave LLC (NAME)	**NEW OWNER** (NAME)	**071140O000200CO**
16B Fern Avenue Nashville, Tennessee 37207 (ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 9th day of May, 2023, the undersigned, **CALVIN THOMAS FREY AND ALLIE FREY, HUSBAND AND WIFE** (hereinafter collectively referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and quitclaim to **16B FERN AVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON COUNTY, TENNESSEE** having an address of **16B FERN AVENUE, NASHVILLE, TENNESSEE 37207** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B, on the plan of 16 Fern Avenue Townhomes, a planned unit development (with private elements), a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20171130- 0122276, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Calvin Thomas Frey and Allie Frey, Husband and Wife, by Warranty Deed from Richard McGrew, a Married Man whose Spouse has No Interest, dated the 9th day of February, 2021, and recorded on the 9th day of February, 2021, as Instrument Number 20210209-0018619, of record in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 16B Fern Avenue, Nashville, Tennessee 37207.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 9th day of May, 2023.

GRANTOR: CALVIN THOMAS FREY **GRANTOR: ALLIE FREY**

BY: CALVIN THOMAS FREY BY: ALLIE FREY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **CALVIN THOMAS FREY AND ALLIE FREY**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 9th day of May, 2023.

Notary Public

11/6/24
My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth N. Cline, do hereby make 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 it a true and exact copy of the original document executed and authenticated according to Tennessee law on 05/09/2023 (date of document).

Affiant Signature

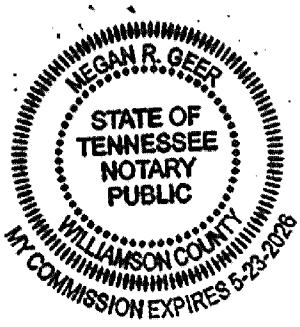
Date: 05/09/2023

State of TENNESSEE)
County of DAVIDSON)

Sworn to and subscribed before me this 9th day of May, 2023.

Notary Public

5/23/2026
My Commission Expires



☐ This document was executed via remote online notarization pursuant to T.C.A § 8-16-301 ***et seq.*** (only applies if checked).

This document was produced in compliance with Tenn. Code Ann. § 64-24-101(d)(1)-(3).
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