Karen Johnson Davidson County
Batch# 1007377 DEEDQC
05/25/2023 08:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230525-0039297

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number
Mary Bedford Fritscher 2721 Eastland Ave Nashville, TN 37206	FirstBank Mortgage 1820 Swarthmore Avenue PO Box 2131 Lakewood, NJ 08701	084-05-0-065.00

THIS INSTRUMENT PREPARED BY:
Mmidtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $0.00

Mary Fritscher
Affiant

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 24 day of May, 2023.

Notary Public

My Commission Expires: 9-11-26
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Carl Fritscher and Mary Fritscher a/k/a Mary Bedord Fritscher, husband and wife,** hereinafter referred to as the Grantor, hereby quitclaims unto **Mary Bedford Fritscher, a married woman,** hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Whitman Meadows, Section Three, of record in Plat Book 4060, Page 182, 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 Carl Fritscher and Mary Fritscher a/k/a Mary Bedford Fritscher, husband and wife, by Warranty Deed from Kerry L. Fair and Amanda Chain, a married couple, of record in Instrument No. 20200820-0093976, Register's Office for Davidson County, Tennessee, dated August 18, 2020 and recorded on August 20, 2020.

This is Improved property known as: **2721 Eastland Ave, Nashville, TN 37206.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed specifically for this conveyance and Momentum Title,

LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 24 day of May, 2023.

GRANTOR:

Carl Fritscher

Mary Fritscher aka Mary Bedford Fritscher

Mary Fritscher a/k/a Mary Bedford Fritscher

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Carl Fritscher and Mary Fritscher a/k/a Mary Bedford Fritscher, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 24 day of May, 2023.

Notary Public
My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 05/24/2023 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 05/24/2023

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 24 **day of** May, **2023.**

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.6.2024

  Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM