Karen Johnson Davidson County
Batch# 1008495 DEEDQC
05/26/2023 02:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230526-0040083

THIS INSTRUMENT PREPARED BY: Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
Harold Jackson Frakes and Charlotte Jean Frakes	SAME	051 12 0 006.00
6541 Ed Williams Rd.		
Greenbrier, Tennessee 37073		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance **FRAKES PROPERTIES, LLC**, a Tennessee limited liability company, does hereby convey to **HAROLD JACKSON FRAKES** and **CHARLOTTE JEAN FRAKES, husband and wife, jointly as tenants by the entirety with right of survivorship,** all of its right, title and interest in the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows: Being Lot No. 5 on the Map of Morningside Heights, Section 1, as of record in Book 1130, Page 76, Register's Office for said County. Said lot fronts 129.25 feet on the westerly side of Coreland Drive as measured around a curve and runs back between lines, 201.3 feet on the north line and 185.1 feet on the south line to a dead line on which it measures 45 feet.

Being the same property conveyed to **FRAKES PROPERTIES, LLC**, by Quitclaim Deed dated April 7, 2016, from **CHARLOTTE TIDWELL FRAKES**, of record in Instrument No. 20160413-0035163, Register's Office for Davidson County, Tennessee.

This is improved property known as 1210 Coreland Drive, Madison, TN 37115.

IN WITNESS WHEREOF, the Grantor has hereunto executed this Quitclaim Deed on this the 19th day of May, 2023.

FRAKES PROPERTIES, LLC

BY: Harold J Frakes
HAROLD J. FRAKES

ITS: MEMBER

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STATE OF TENNESSEE)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HAROLD J. FRAKES**, in his capacity as the Member of **FRAKES PROPERTIES, LLC**, a Tennessee limited liability company, with whom I am personally acquainted, and who acknowledged that he, as a Member of **FRAKES PROPERTIES, LLC**, executed the within instrument for the purposes therein contained on behalf of **FRAKES PROPERTIES, LLC.**

Witness my hand, at office in Greenbrier, Tennessee, on this the 19th day of May, 2023.

Ruth Faulkner
Notary Public

My commission expires: 6-16-26

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STATE OF TENNESSEE)
COUNTY OF Robertson)

The actual consideration or value of this transfer is $ - 0 - .

Harold J Frakes
Affiant

Sworn to and subscribed before me this 19th day of May, 2023.

Ruth Faulkner
Notary Public

My commission expires: 6-16-26

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 19, 2023.

May 26, 2023
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 26th day of May, 2023.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

