Karen Johnson Davidson County
Batch# 1049415 DEEDQC
09/13/2023 01:52:30 PM 3 pgs
Fees: $27.00 Taxes: $0.00
20230913-0071856

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, September 13, 2023.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-21-2026

New Owner Address:
Friddell Family Trust
4407 Park Avenue
Nashville, TN 37209

Send Tax Bills To:
Same

Map-Parcel Number:
091 16 0 039.00

QUITCLAIM DEED

Michael D. Friddell and wife, Carrie E. Friddell (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Michael David Robert Friddell and Carrie Elaine Friddell, Co-Trustees of the Friddell Family Trust, dated September 13, 2023** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **September 13, 2023**.

Michael D. Friddell

Carrie E. Friddell

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Michael D. Friddell and Carrie E. Friddell**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, September 13, 2023.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2026

EXHIBIT A

BEING Lot No. 308 of Block 13 of Charlotte Park Company's First Addition of record in Book 57, page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael D. Friddell and wife, Carrie E. Friddell, from Jeffery R. Frankenstein and wife, Jenifer A. Frankenstein, by deed of record in Instrument No. 20110823-0065305, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 4407 Park Avenue, Nashville, TN 37209.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and the custodian of 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 September 13, 2023.

Affiant Signature

9/13/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, September 13, 2023.

Notary Public

My Commission Expires: _____

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2026