Karen Johnson Davidson County
Batch# 1081802 DEEDQC
12/14/2023 12:29:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231214-0096587

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

A. Brent Fruin, Trustee, Affiant

Subscribed and sworn to before me, this 13th day of December, 2023.

Notary Public
My Commission Expires: 11/2/26

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
A. Brent Fruin and/or Brandi W. Fruin, Trustees 222 Cherokee Road Nashville, Tennessee 37205	SAME	103 12 0 053.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **A. Brent Fruin and wife, Brandi W. Fruin**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership

interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **A. Brent Fruin and/or Brandi W. Fruin, Trustees of the Brent & Brandi Fruin Living Trust, established by the Revocable Trust Agreement of A. Brent Fruin and Brandi W. Fruin dated December 13, 2023**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 13th day of December, 2023.

A. Brent Fruin

Brandi W. Fruin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, A. Brent Fruin and Brandi W. Fruin, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of December, 2023.

My Commission Expires: _____

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Notary Public

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 42, Block "I' on the plan of Cherokee Park Third Section, of record in Plat Book 843, Pages 2 & 3, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Alex Brent Fruin and wife, Brandi W. Fruin, by deed from Hays and Associates, LLC, a Family Limited Liability Company, of record as Instrument No. 20100507-0035135, Register's Office for Davidson County, Tennessee.

A. Brent Fruin and Alex Brent Fruin are one and the same person.

This is improved property known as 222 Cherokee Road, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 is a true and exact copy of the original document executed and authenticated according to law on 12/13/23.

12/13/23
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 13th day of December, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

