Karen Johnson Davidson County
Batch # 1086274 DEEDQC
12/28/2023 12:22:03 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231228-0099784

This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2405

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
The 2023 Fridrich Community Property Trust 4431 Tyne Blvd. Nashville, TN 37215	The 2023 Fridrich Community Property Trust 4431 Tyne Blvd Nashville, TN 37215	13010010500

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

This conveyance is exempt from transfer tax pursuant to Section 67-4-409(a)(1)(C)(vi), Tennessee Code Annotated.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Phyllis Sloan Fridrich** and husband, **Steve G. Fridrich**, by these presents do hereby quitclaim and convey unto **Steve Gerard Fridrich and Phyllis Sloan Fridrich, as Trustees of The 2023 Fridrich Community Property Trust** created pursuant to instrument of revocable trust dated December 28, 2023, their successors and assigns, with the right and ability to sell, encumber and otherwise convey without the joinder of any beneficiary, all of their right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 2 on plat combining of Lots of the Resubdivision of Lot 1 and Lot 2, Revised Massey Property No. 2, of record at Instrument No. 20090806-0073955, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Phyllis Sloan Fridrich and husband, Steve G. Fridrich, by deed from Jeffrey Mobley and Frank M. Bumstead, as Executors of the Estate of Alyne Queener Massey, of record as Instrument No. 20131002-0103394, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 4431 Tyne Blvd., Nashville, Tennessee 37215.

WITNESS our hands this 28 day of DECEMBER, 2023.

Phyllis Sloan Newman

Steve G. Fridrich

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. ALLEN REYNOLDS III, Notary Public, **Phyllis Sloan Newman** and **Steve G. Fridrich**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 28 day of DECEMBER, 2023.

Notary Public

J. ALLEN REYNOLDS III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1-11-26

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