Karen Johnson
Batch # 1103404
02/22/2024 08:31:59 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240222-0012048

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 STEPHEN L. FRALICK, AFFIANT Subscribed and sworn to before me, this 14th day of February 2024. NOTARY PUBLIC My Commission Expires: 1/27/2026

SARA DENMAN
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY
Commission Expires January 27, 2026

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
STEPHEN L. FRALICK and TERRY L. FRALICK, CO-TRUSTEES 5004 Franklin Road Nashville, TN 37220	New Owner	Map and Parcel No.: 146-06-0035.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Stephen L. Fralick and wife, Terry L. Fralick, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Stephen L. Fralick and Terry L. Fralick, Co-Trustees of the Fralick Joint Revocable Trust, created December 12, 2023, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 5004 Franklin Road, Nashville, Tennessee 37220, and more particularly described as follows:

Being Lot 10 on the Plan of Ragland Estates, of record in Book 2663, Page 104, Register's Office for said County.

Said Lot No. 10 fronts 175.1 feet on the east side of Franklin Road and extends back 498.5 feet on the north line and 500 feet on the south line to a dead line in the rear on which it measures 175 feet.

Being the same property conveyed to Stephen L. Fralick and wife, Terry L. Fralick, from Harry D. King and wife, Jacqueline V. King, by Warranty Deed, recorded in the Register's Office of said county and state at Book 8092, Pages 771-773.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 14th day of February 2024.

Stephen L. Fralick, Grantor

Terry L. Fralick, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Stephen L. Fralick**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of February 2024.

Notary Public

My Commission Expires: 1/27/2026

SARA DENMAN
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY
Commission Expires January 27, 2026

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Terry L. Fralick**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of February 2024.

Sara Denman

Notary Public

My Commission Expires: 1/27/2026

