Karen Johnson
Batch # 1106860
03/04/2024 08:49:13 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240304-0014608

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 Indiana
COUNTY OF Tippeca

The actual consideration for this transfer is: $10.00

AFFIANT

Subscribed and sworn to before me, this 8th day of February 2024.

NOTARY PUBLIC

My Commission Expires: 01/31/2032

Zachary A Collins, Notary Public
Tippecanoe County, State of Indiana
Commission No: NP0679128
My Commission Expires 01/31/2032

SEAL

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
ANDREW MCLEAN FRISTOE, TRUSTEE 5411 STATE ROAD, 26 E LAFAYETTE, IN 47905	New Owner	Map and Parcel No.: 107 13 0 162.00

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, I, Macalyne W. Fristoe, by my attorney-in-fact Andrew M. Fristoe, ("Grantor") do hereby quitclaim, transfer and convey unto Andrew Mclean Fristoe, Trustee of the Macalyne W. Fristoe Amended and Restated Trust, dated May 19, 2020, its successors and assigns, all of my right, title, and one-half undivided interest in certain real property in the County of Davidson State of Tennessee, identified and more particularly described below.

This is improved property known as 0 Philfre Court, Nashville, TN 37217 and more particularly described as follows:

Reserve parcel on the Plan of Glenview Commercial Development as of record in Book 5050, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
Being part of the same property conveyed to James B. Lee by deed from David Faircloth and wife, Katherine Juanita Faircloth of record in Book 4537, Page 881, said Register's Office and by divorce decree number 71485 of the 4th Circuit Court for Davidson County, Tennessee, of record in Book 4866, Page 778, and Book 4873 Page 896, Register's Office Davidson County, Tennessee.

Included in this conveyance are slope easements on both sides of the Reserve Parcel being conveyed herein, shown on and described according to the Plan of Glenview Commercial Development, mentioned above. The slope easements shall revert to Vendor upon Vendor's construction at his cost, of masonry retaining wall along said slope easements. The retaining wall must be designed and approved by a licensed engineer to provide adequate support and control erosion of the adjoining Reserve Parcel. If there is a portion of the slope easement still existing between the Reserve Parel and the retaining wall then Purchaser shall have the right to maintain a fence and plant trees and shrubs on that portion. Said retaining walls, once constructed, will be maintained at the expense of the Grantor, his heirs and assigns.

In the event of any future construction or excavation of the area of adjoining the margin of the slope easements, Grantor agrees to comply with Section 7 of an Agreement entered into between Grantor and Grantee dated the 26th day of September 1977, with respect to adequately supporting and controlling erosion of said slope easements.

Being the same property conveyed to Macalyne Fristoe and George M. Watkins, deceased, from George M. Watkins, Macalyne Fristoe and Stan Allen, Attorney, Co-Executors for the Estate of G. Miller Watkins, by Quitclaim Deed recorded in the Register's Office of said county and state at Book 10462, Page 962.

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 all existing easements and restrictions as shown of record.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 8th day of February 2024.

Macalyne Fristoe POA

Macalyne Fristoe, Grantor
By Attorney-in-fact Andrew Mclean Fristoe

STATE OF Indiana)

COUNTY OF Tippecanoe)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Andrew Mclean Fristoe, attorney-in-fact for Macalyne Fristoe**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of February 2024.

Zachary Collins
Notary Public

My Commission Expires: 01/31/2032



Zachary A Collins, Notary Public
Tippecanoe County, State of Indiana
Commission No: NP0679128
My Commission Expires 01/31/2032