THIS INSTRUMENT PREPARED BY:

J. DAVID DILLON
DILLON ESTATE COUNSEL, PLC
P.O. BOX 158129
NASHVILLE, TN 37215-8129
PH. 615-970-7068

Karen Johnson Davidson County
Batch # 1145001 DEEDQC
06/10/2024 09:14:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240610-0043075

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

The actual consideration or value for this transfer, whichever is greater is $0.

James E. Fritz
Grantor

Sworn to and subscribed by me, this 4 day of June, 2024.

Notary Public
My commission expires: 3/9/2027

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
James and Debbie Fritz, Trustees		117 -6
2925 22nd Ave. S.	Same	Parcel 21
Nashville, TN 37215		

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, JAMES E. FRITZ and wife, DEBORAH A. FRITZ, (hereinafter "Grantor"), by these presents does hereby quitclaim and convey unto JAMES E. FRITZ and DEBORAH A. FRITZ, TRUSTEES OF THE JAMES AND DEBORAH FRITZ 2024 JOINT REVOCABLE TRUST AGREEMENT DATED JUNE 4, 2024, (hereinafter "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

Being Lot No. 41 of Block 3 on the Map of Hillsboro Highlands, of record in Book 843, page 23, Register's office for said County.

Said Lot No. 41 fronts 100 feet on the westerly side of 22nd Avenue, South and runs back between parallel lines 165 to a dead line.

Being the same property conveyed to James E. Fritz and wife Deborah A. Fritz by Warranty Deed from Mildred E. Campbell, a single person dated May 5, 1986 of record in Book 6851, page 147 Registers Office for Davidson County, Tennessee.

This is improved property known as 2925 22nd Avenue South, Nashville, Tennessee.

The legal description stated above has been taken from the prior Deed conveying the interest in said property to Grantor. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor make no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. **This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(F).**

WITNESS OUR HANDS this 4 day of June, 2024.

James E Fritz

JAMES E. FRITZ, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, JAMES E. FRITZ, the within named 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, at office, this 4 day of June, 2024.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

J. David Dillon

Notary Public
My Commission Expires: 3/9/2027

Deborah A. Fritz

DEBORAH A. FRITZ, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, DEBORAH A. FRITZ, the within named 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, at office, this 4 day of June, 2024.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

J. David Dillon

Notary Public
My Commission Expires: 3/9/2027