Karen Johnson Davidson County
Batch# 1184572 DEEDQC
09/20/2024 03:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240920-0073243

QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/24/28

(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Patricia Nicholls,
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0542

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jeff Frey and Lynda Frey	NEW OWNER	Map: 13007006300
(NAME) 3112 Windsor Road 230	(NAME)	
(ADDRESS) Austin, TX 78703	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JEFFREY FREY AND LYNDA FREY, TRUSTEES OF THE FREY FAMILY TRUST DATED APRIL 4, 2024,

HEREINAFTER CALLED THE GRANTORS, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

JEFF FREY AND LYNDA FREY, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, described as follows:

Being the southerly 180 feet of Lot No. 182 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, Pages 102 and 103, Register's Office for said County, and also being shown on the Map of Re-Subdivision of a part of Royal Oaks Subdivision, as of record in Book 974, Pages 4 and 5, said Register's Office. Said part of Lot No. 182 fronts 180 feet on the westerly side of Lynwood Blvd., and runs back between lines 314.5 feet on the southerly line and 358 feet, more or less on the northerly line to a dead line, measuring 174.1 feet thereon.

Being the same property conveyed to Jeffrey Frey and Lynda Frey, Trustees of the Frey Family Trust dated April 4, 2024, by deed from Jeff Frey and Lynda Frey, husband and wife, of record in Instrument No. 20240620-0046401, dated April 4, 2024, Register's Office for said County. See also deed of record in Instrument No. 20231003-0077725, dated September 26, 2023, said Register's Office.

This is improved property, known as 707 Lynnwood Blvd., Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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

Witness our hands this 20th day of September, 2024.

The Frey Family Trust dated April 4, 2024

By: Jeffrey Frey, Trustee

By: Lynda Frey, Trustee

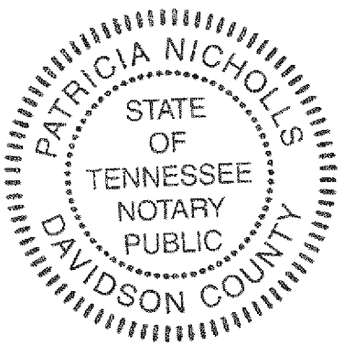
STATE OF TENNESSEE
COUNTY OF DAVIDSON

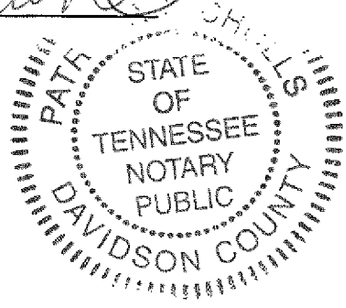
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeffrey Frey and Lynda Frey, Trustees of the Frey Family Trust dated April 4, 2024, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her/their oaths, acknowledged themselves to be the Trustees, of the Frey Family Trust dated April 4, 2024, and that he/she/they as such Trustees, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of September, 2024.

My commission expires: 1/24/28

Notary Public





Certification of Recorded Documents

I, Karen Suggs, 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 September 20, 2024.

(AFFIANT) – Karen Suggs

09/20/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 20th day of September, 2024.

My commission expires: 1/24/28

Notary Public

