THIS INSTRUMENT PREPARED BY:

Freedom Title Services
135 Center Pointe Dr.
Clarksville, TN 37040

Karen Johnson Davidson County
Batch# 1215457 DEEDQC
12/12/2024 09:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241212-0096485

Map and Parcel No(s).: 082 09 0J 501.00

NEW OWNER:
ROBERT W LARSON AND HEATHER B LARSON
1505 4TH AVE N
NASHVILLE, TN 37208

SEND TAX BILLS TO:
SAME AS ABOVE

QUITCLAIM DEED

This instrument was prepared from information provided by the parties. No title search was performed and no warranties are made by the drafter. By signing this document, both parties acknowledge that no legal or tax advice was rendered by the drafter.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, **HEATHER B LARSON F/K/A HEATHER B FRANKENFIELD, A MARRIED WOMAN**, by this instrument, **QUITCLAIMS** all of the interest of Grantor in the hereinafter described property unto **ROBERT W LARSON AND HEATHER B LARSON, HUSBAND AND WIFE,** their heirs and assigns forever, the property described as follows:

LAND SITUATED IN DAVIDSON COUNTY, TN

BEING UNIT NO 1505, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF MORGAN PARK PLACE WEST CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY DECLARATION OF RECORD IN INSTRUMENT NO 20140408-0029304, AS AN AMENDMENT TO THE MASTER DEED OF MORGAN PARK PLACE CONDOMINIUMS IN INSTRUMENT NO 20100622-0048863. SAID DECLARATION HAVING BEEN CORRECTED BY SCRIVENER' S AFFIDAVIT IN INSTRUMENT NO 20140425-0035118, AND SCRIVENER' S AFFIDAVIT IN INSTRUMENT NO 20150910-0092062, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNITS BEING DEPICTED ON THE SITE PLAN ATTACHED AS EXHIBIT "B" TO THE AFOREMENTIONED CORRECTION TO DECLARATION IN INSTRUMENT NO 200140425-0035118, SAID REGISTER'S OFFICE.

THIS BEING SAME PROPERTY CONVEYED UNTO HEATHER B FRANKENFIELD, UNMARRIED, BY WARRANTY DEED FROM TRAVIS STORK, A MARRIED PERSON,

DATED OCTOBER 31, 2019, OF RECORD IN INSTRUMENT NO 20191104-0113216, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

HEATHER B LARSON, HEATHER LARSON AND HEATHER B FRANKENFIELD IS ONE AND THE SAME PERSON.

This is improved property, known as 1505 4TH AVE N, Nashville, TN 37208.
Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

HEATHER B LARSON F/K/A HEATHER B FRANKENFIELD

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, **HEATHER B LARSON F/K/A HEATHER B FRANKENFIELD**, the bargainer with whom I am personally acquainted, and acknowledged that the foregoing document was executed for the purposes therein contained.

Witness my hand and official seal at, the City of Clarksville, State of Tennessee, this 10th day of December, 2024.

Notary Public
My Commission Expires: 5/13/2025

JAMIE DOWLEN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration for this transfer is none.

AFFIANT

Sworn to and subscribed before me, this 10th day of December, 2024.

Notary Public
My Commission Expires: 5/13/2025

JAMIE DOWLEN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Dana Robertson, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that the electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/06/24 (date of document).

Affiant Signature

12/06/2024

Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 06 day of December, 2024.

Notary Signature

My Commission Expires: 10-14-25
Notary Seal

SAEDRA BYARD
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY