Karen Johnson Davidson County
Batch# 1225782 DEEDQC
01/13/2025 01:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250113-0002587

**PREPARED BY:**
**Closed Title**
**278 Franklin Road, Suite 160**
**Brentwood, Tennessee 37027**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me
this 13 day of January, 2025.

NOTARY PUBLIC
My Commission Expires: 9/2025

**ADDRESS OF NEW OWNER:**
Lovely Structures, LLC
3614 Skylane Drive
Altadena, CA 91001

SEND TAX BILLS TO:
New Owner

Map & Parcel: 072-10-3B-004.00-CO

## QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Hollis Frazier-Herndon, a single man, and Kathryn Frazier, a single woman**, Grantor, does hereby quitclaim and convey all of the undivided right, title and interest, to the hereinafter described property to **Lovely Structures, LLC, a Wyoming limited liability company**, Grantee. Said property conveyed herein is described as follows:

Land situated in Davidson County, Tennessee, being Unit 4, as established in Declaration of Covenants, Conditions and Restrictions for 2619 Gallatin Pike Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160826-0089504 and First Amendment recorded in Instrument No. 20180129-0009155, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Hollis Frazier-Herndon, a single man, and Kathryn Frazier, a single woman, from Troy Vennon and Amy Vennon, Ryan H. McGown and Michelle L. McGowen, and Nicholas B. Ashford and Dorothy Ashford, by Warranty Deed, of record in Instrument No. 20241216-0097514, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 1035 Fairwin Avenue, Nashville, Tennessee 37216.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 12th day of January, 2025.

Hollis Frazier-Herndon

Kathryn Frazier

**STATE OF** CALIFORNIA

**COUNTY OF** Riverside

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Hollis Frazier-Herndon, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 12th day of January, 2025.

Notary Public

My Commission Expires: 04/13/25

EUGENE S. SHAW JR.
Notary Public - California
Riverside County
Commission # 2354277
My Comm. Expires Apr 13, 2025

**STATE OF** CALIFORNIA

**COUNTY OF** Riverside

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Kathryn Frazier, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 12th day of January, 2025.

Notary Public

My Commission Expires: 04/13/2025

EUGENE S. SHAW JR.
Notary Public - California
Riverside County
Commission # 2354277
My Comm. Expires Apr 13, 2025

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 January 12, 2025.

J. Carlton Drumwright

1/12/25
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 1/12/25.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY