Map-Parcel Numbers 104-12-160.00

QUITCLAIM DEED

FROM: SHERRI LINN FREDERIKSEN

TO: MARTIN FREDERIKSEN

THIS INSTRUMENT PREPARED BY:

CHEATHAM, PALERMO & GARRETT
43 Music Square West
Nashville, TN 37203

ADDRESS NEW OWNER AS FOLLOWS:

Martin Frederiksen
2013 19th Avenue South
Nashville, TN 37212-4305

SEND TAX BILLS TO:

Same

Karen Johnson Davidson County
Batch # 1248494 DEEDQC
03/20/2025 11:19:34 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20250320-0020403

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered by Fourth Circuit Court for Davidson County, Tennessee.

MARTIN FREDERIKSEN

AMY K. REEDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me this 9th day of Jan, 2024.

NOTARY PUBLIC

My Comm. Expires: 11/2/26

FOR AND IN CONSIDERATION of the sum of -0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, Docket Number 20D-1782, SHERRI LINN FREDERIKSEN has bargained and sold and by these presents does transfer and quitclaim to MARTIN FREDERIKSEN, his heirs,

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS. ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid County and State, the within named SHERRI LINN FREDERIKSEN, bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes contained therein.

Witness my hand this 10 day of FEB., ~~2024~~ 2025.

SEE ATTACHED
NOTARY PUBLIC

My Comm. Expires: 04/01/2027

THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

successors and assigns, all of her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Northerly one-half of Lot No. 30 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in Book 332, Page 56 and Book 332, Page 117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Said part of lot number 30 fronts 50 feet on the Westerly side of 19th Avenue South and runs back between parallel lines, 189 feet to an alley.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 332, Page(s) 56 and Plat Book 332, Page 117.

Restrictive Covenant for Detached Structure recorded at Instrument No. 20110923-0073689.

Being the same property conveyed to Martin Frederiksen and wife, Sherri Lynn Frederiksen, by deed from Elizabeth Gregory, Trustee of the 19th Avenue Trust, of record at Instrument No. 20160607-0057388 at Register's Office for Davidson County, Tennessee.

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

This is improved property known as 2013 19th Avenue South, Nashville, TN 37212-4305.

WITNESS my hand this ~~2nd~~ 10th day of FEB, ~~2024~~. 2025

SHERRI LYNN FREDERIKSEN

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ORANGE)

On 02/10/2025 before me, MOHAMAD T. YOUNES
(insert name and title of the officer)

personally appeared SHERRI LINN FREDERIKSEN,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MOHAMAD T. YOUNES
COMM. # 2443016
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. APRIL 1, 2027

RRS2 RRS2

Signature _____ (Seal)