Karen Johnson Davidson County
Batch# 1257644 DEEDQC
04/11/2025 07:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250411-0026882

THIS INSTRUMENT PREPARED BY:
Joel S. Stampley
BELCHER SYKES HARRINGTON, PLLC
320 Seven Springs Way, Suite 110
Brentwood, TN 37027
(615) 810-8777

[THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.]

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
Thomas Gregory Frahn	SAME	0161 06 0 109.00
730 Tobylynn Drive		
Nashville, Tennessee 37211		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, I, **HARRISON J. FRAHN IV**, do hereby convey to **THOMAS GREGORY FRAHN** all of my one-half (1/2) right, title, and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Huntington Park, Section Two, as of record in Book 4175, page 108, Register's Office for said County.

Said Lot No. 151 fronts 76 feet on the northeasterly side of Tobylynn Drive and extends back between lines 182.20 feet on the northwesterly line and 217.85 feet on the southeasterly line to a dead line measuring 108.18 feet thereon.

Being the same property conveyed to Harry J. Frahn, III by Warranty Deed from Louise C. Whitworth of record in Book 11492, page 423, Register's Office for Davidson County, Tennessee.

Harry J. Frahn III, died intestate on April 26, 2024, and title vested to his children, Harrison J. Frahn IV and Thomas Gregory Frahn, see Affidavits of Heirship of record in Instrument No. 20250212-0010534 and Instrument No. 20250212-0010535, Register's Office for Davidson County, Tennessee.

This is improved property known as 730 Tobylynn Drive, Nashville, Tennessee 37211.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 5th day of April, 2025.

HARRISON J. FRAHN IV

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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 Santa Clara)

On this the 5th day of April, 2025, before me, Zhichong Chan, a NOTARY PUBLIC, personally appeared **HARRISON J. FRAHN IV**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

ZHICHONG CHAN
Notary Public - California
Santa Clara County
Commission # 2417748
My Comm. Expires Sep 23, 2026

Zhichong Chan (Notary Seal)

Signature of Notary Public

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STATE OF ~~CALIFORNIA~~ Tennessee)
)
COUNTY OF Davidson)

The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this
8 day of April, 2025.

Lindsay Chrise
Notary Public

My commission expires: 10-4-2027

LINDSAY CHRISE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

CERTIFICATE OF AUTHENTICITY

I, Joel S. Stampley, do hereby make oath that I am a licensed attorney and/or the custodian or 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 April 5, 2025 and April 8, 2025.

April 8, 2025
Date

Joel S. Stampley

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 8th day of April, 2025.

Notary Public

LINDA J. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

My commission expires:

03/03/2026