Karen Johnson
Batch # 1278126
05/27/2025 01 15 54 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250527-0041421

This Instrument Prepared By

J Allen Reynolds III
Evans, Jones & Jones, P C
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2405

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
The 2025 Gerald and Heather Fridrich Community Property Trust 4506 Carlton Drive Nashville, Tennessee 37215	The 2025 Gerald and Heather Fridrich Community Property Trust 4506 Carlton Drive Nashville, Tennessee 37215	130 160 03700

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility
Preparer of this instrument makes no representation as to the title of the property described herein

This conveyance is exempt from transfer tax pursuant to Section 67-4-409(a)(1)(C)(vii), Tennessee Code Annotated

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Heather K. Fridrich** by these presents do hereby quitclaim and convey unto **Gerald D. Fridrich, Jr. and Heather K. Fridrich, as Trustees of The 2025 Gerald and Heather Fridrich Community Property Trust** created pursuant to instrument of revocable trust dated May 27, 2025, their successors and assigns, with the right and ability to sell, encumber and otherwise convey without the joinder of any beneficiary, all of their right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Cherry Acres Subdivision, of record in Plat Book 2083, page 35, amended in Book 5792, page 921, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Heather K. Fridrich by Warranty Deed from Carlton Properties, LLC, of record as Instrument No. 20111227-0100798, Register's Office for Davidson County, Tennessee.

This is improved property, known as 4506 Carlton Drive, Nashville, Tennessee 37215.

WITNESS my hand this 27 day of May, 2025.

Heather K. Fridrich

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Allen Reynolds III, Notary Public, **Heather K. Fridrich**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 27 day of May, 2025.

Notary Public

J. ALLEN REYNOLDS III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-11-26

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