This Instrument prepared by and after recording return to:

Andrea P. Perry, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1295536 DEEDQC
07/09/2025 02:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250709-0054118

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The K's Trust **1001 W McKennie Ave** **Nashville, TN 37206**	**092-09-0-156.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **KATRINIA M. FRIERSON, being one and the same person as KATRINA FRIERSON** (hereinafter "Grantor"), by these presents does hereby transfer, release, relinquish, quitclaim and convey unto **THE K'S TRUST U/T/A DATED JULY 3, 2025** (hereinafter "Grantee"), its successors and assigns, all of Grantor's right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot 9, on the Map of A. W. Wills Subdivision of Part of the Barrow Lands, as shown on plat of record in Plat Book 161, Page 107, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to KATRINA FRIERSON by deed from CHARLOTTE FRIERSON, of record in Instrument No. 20200811-0089026 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3113 Torbett Avenue, Nashville, Davidson County, Tennessee 37209.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of this page intentionally left blank. Signature page follows.]

IN WITNESS WHEREOF, Grantor has caused this instrument to be dated and effective this 3 day of July, 2025.

GRANTOR:

KATRINIA FRIERSON, being one and the same person as KATRINA FRIERSON

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **KATRINIA FRIERSON, being one and the same person as KATRINIA FRIERSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of July, 2025.

NOTARY PUBLIC

My Commission Expires: November 8, 2027

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

TRAVIS L. STRICKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

Subscribed and sworn to before me, this 3rd day of July, 2025.

NOTARY PUBLIC

My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

NSH 3233091.1

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns 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 July 3, 2025 (date of document).

Affiant Signature

7/9/25
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 9th day of July, 2025.

Notary's Signature

My Commission Expires: 9/7/2026

