Name and Address of New Owner:
Anthony Fraese
4000 Planation Drive
Hermitage, TN 37076

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 1301678 DEEDQC
07/23/2025 03:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250723-0058383

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 075-09-0-052.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sharon L. Fraese n/k/a Sharon L. Evans, an unmarried woman,** "the Grantor," conveys and quitclaims unto **Anthony Fraese, an unmarried man,** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Hermitage Hills, Section 1 of record in Plat Book 2900, Page (s) 48 and 49, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anthony R. Fraese, husband, and Sharon L. Fraese, wife, by Warranty Deed from David L. Whitley and Jennifer R. Downs-Whitley of record in Book 11258, page 776, Register's Office for Davidson County, Tennessee, dated December 8, 1998 and recorded on December 18, 1998.

Anthony R. Fraese and Sharon L. Fraese n/k/a Sharon L. Evans having since divorced on September 11, 2013 in Chancery Court for Wilson County, Tennessee, Case No. 2013-CV-178.

Being improved property known as 4000 Plantation Drive, Hermitage, Tennessee 37076.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 9th day of July, 2025.

Sharon L. Evans (SEAL)

Sharon L. Evans

STATE OF TENNESSEE
COUNTY OF Wilson

On this 9th day of July, 2025, before me personally appeared Sharon L. Evans, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of July, 2025.

Notary Signature
My commission expires: 5-22-2027

GERI FORKUM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Signature
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 7-9-25.

Affiant Signature

7-9-25
Date

State of Tennessee
County of Davidson

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

Notary Signature

My Commission Expires: 5-9-26

