Karen Johnson Davidson County
Batch# 1316506 DEEDQC
08/29/2025 09:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250829-0069306

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 28th day of August, 2025. Notary Public My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Charles E. Fredericks, Trustee 1111 Stonewall Drive Nashville, TN 37220	SAME	131 16 0 033.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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 sufficiency of which are hereby acknowledged, **Charles E. Fredericks**, hereinafter

called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Charles E. Fredericks, Trustee of the Charles E. Fredericks Living Trust, established by the Revocable Trust Agreement of Charles E. Fredericks dated August 1, 2025**, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 28th day of August, 2025.

Charles E. Fredericks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E. Fredericks, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 28th day of August, 2025.

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2028

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, BEING Lot No. 9 and the easterly part of Lot No. 10 of Block "A" on the Plan of First Addition to Gateway Acres, a part of the Overton Lea Estates, of record in Plat Book 1424, Page 9, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

BEGINNING on the southerly margin of Stonewall Drive, formerly Sugar Tree Road, and Oakwood Lane, at the northeast corner of the property conveyed to Michael A. Zimbart and wife, Margaret Zimbart of record in Book 6040, Page 755, said Register's Office; thence with Lansden's easterly line, southeastwardly 300 feet to the northerly line of Lot No. 2; thence with the northerly line of Lots Nos. 2 and 7, eastwardly 238 feet to the corner of Lots Nos. 8 and 9; thence with the line between said two lots, north 5 degrees, 42 minutes east 234.4 feet to the southerly margin of Stonewall Drive; thence with said drive, westwardly 291.5 feet to the beginning.

Being the same property conveyed to Charles E. Fredericks and wife, Ann D. Fredericks, by deed from William G. Husband and wife, Marcia D. Husband, of record in Book 10777, Page 403, Register's Office for Davidson County, Tennessee.

Ann D. Fredericks died on January 24, 2025.

This is improved property known as 1111 Stonewall Drive, Nashville, TN 37220.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 August 28, 2025.

08/29/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29th day of August, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

