This instrument was prepared by:
Jelks Law, PLLC
P.O. Box 8514
Chattanooga, TN 37414

Karen Johnson Davidson County
Batch# 1322837 DEEDQC
09/16/2025 11:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250916-0073844

GRANTEE NAME & ADDRESS:	MAIL TAX NOTICES TO:	MAP PARCEL NUMBER:
Genevieve Bartlett Fricks, Trustee 224 Magnolia Avenue St. Simons Island, GA 31522	Genevieve Bartlett Fricks, Trustee 224 Magnolia Avenue St. Simons Island, GA 31522	130-01-0-065.00

QUITCLAIM DEED

Grantor, Genevieve Barlett Fricks, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, release and quitclaim to Grantee, Genevieve Barlett Fricks, Trustee, or her successors in interest, of The Fricks Family Revocable Trust dated June 9, 2025, and any amendments thereto, all of her rights, title, and interest in the property described below.

Grantor's deceased spouse, Richard Park Fricks, Jr., is listed on the prior deed of record as owning the property with Grantor. Richard Park Fricks, Jr. died on March 7, 2025, resulting in Grantor being the sole owner of the property. Grantor and Richard Park Fricks, Jr. were continuously married through the date of his death. The property is commonly known as 118 Lincoln Court, Nashville, Tennessee 37205 with the following legal description:

> Land in Davidson County, Tennessee, being Lots No. 24, 25 & 26 of Block 2 on the Plan of the Courts of Belle Meade, of record in Book 547, page 141, Register's Office, Davidson County, Tennessee.
>
> Said Lots No. 24, 25 & 26 front together 90 feet on the westerly side of Lincoln Court and extend back between parallel lines 145 feet to a dead line.
>
> This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Prior title may be found in Instrument Number 20080724-0076038, in the Register's Office of Davidson County, Tennessee.

Grantor and Grantee acknowledge that this Deed was prepared by information furnished by them. No title examination has been made and preparer shall have no liability for the status of title to the property or for the accuracy of such information.

Genevieve Bartlett Fricks, Grantor

STATE OF GEORGIA)
COUNTY OF GLYNN)

On this 10th day of September, 2025, before me personally appeared Genevieve Bartlett Fricks, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their own free act and deed.

Sworn to and subscribed before me this 10th day of September, 2025.

Notary Public

My Commission Expires: September 11, 2028

VICTORIA L WILLIAMS NOTARY EXPIRES GEORGIA Sept 11, 2028 PUBLIC CAMDEN COUNTY

OATH OF VALUE

I hereby swear and/or affirm that the actual consideration for this transfer is $0.00.

Affiant

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Sworn to and subscribed before me this 16th day of September, 2025.

Notary Public

ALEXANDRIA F. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY MY COMMISSION EXPIRES AUGUST 12, 2026

CERTIFICATE OF AUTHENTICITY

I, Amanda N. Jelks, 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 September 10, 2025.

Amanda N. Jelks

9/16/2025
Date

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Sworn to and subscribed before me this 16th day of September, 2025.

Alexandria F. Williams, Notary Public
My Commission Expires 8/12/2026

ALEXANDRIA F. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY MY COMMISSION EXPIRES AUGUST 12, 2026