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

Karen Johnson Davidson County
Batch# 1322837 DEEDQC
09/16/2025 11:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250916-0073845

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	131-01-0D-043.00

QUITCLAIM DEED

Grantor, Genevieve B. 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 P. Fricks, is listed on the prior deed of record as owning the property with Grantor. Richard P. Fricks died on March 7, 2025, resulting in Grantor being the sole owner of the property. Grantor and Richard P. Fricks were continuously married through the date of his death. The property is commonly known as 5025 Hillsboro Pike, Unit 7B, Nashville, Tennessee 37215, with the following legal description:

> Being Unit No. 43 as shown on the Plat of Georgetown Apartments, a condominium of record in Book 5200, Page 4, Register's Office of Davidson County, Tennessee, together with an undivided .449% interest in the common elements of 5025 Hillsboro Homeowners Association, as described in Book 5211, Page 325, et seq., said Register's Office. Said Unit is also known as Apartment 7B.
>
> This conveyance is subject to the exceptions included on attached Exhibit "A".

Prior title may be found in Instrument Number 20070831-0104987, 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 B. Fricks

Genevieve B. Fricks, Grantor

STATE OF GEORGIA)
COUNTY OF GLYNN)

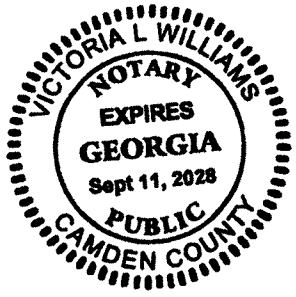
On this 10th day of September 2025, before me personally appeared Genevieve B. Fricks, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their own free act and deed.

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

Victoria L Williams

Notary Public

My Commission Expires: Sept 11, 2028



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

Exhibit "A"
Permitted Exceptions

1. All matters shown on the Plan of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee.
2. Bylaws of The 5025 Hillsboro Homeowner's Association of record in Book 5211, Page 345, as amended in Book 5616, Page 133, and Book 6079, Page 516, said Register's Office.
3. Master Deed of record in Book 5211, Page 325, as amended in Book 5616, Page 133 and in Book 6079, Page 516, said Register's Office.
4. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4168, Page 940, said Register's Office.
5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, Page 575, said Register's Office.
6. Easement of record in Book 7873, Page 859, said Register's Office.
7. Rights of others in and to the common elements.
8. Charter of Incorporation of 5025 Hillsboro Homeowners Associate of record in Book 5233, Page 459, said