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
20250916-0073846

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	104-16-0-296.00

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 2407 Belmont Boulevard, Nashville, Tennessee 37212, with the following legal description:

> LAND in Davidson County, Tennessee, being described as follows, to-wit: BEING the northerly part of Lot 178 on Belmont Land Company's Plan of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, particularly described as follows:
>
> BEGINNING on the westerly margin of Belmont Boulevard, at the corner of Lot 177 and 178; thence with the westerly margin of said Boulevard southerly 56 feet to the northeast corner of the part of said lot conveyed by the Belmont Land Company to Mrs. Katherine Brailey, by deed of record in Book 365, page 278, said Register's Office; thence westerly with the northerly line of said Brailey's Lot 175 feet, more or less to the easterly margin of an alley; thence with said alley, northerly to the corner of the Lots 177 and 178; thence easterly with the line between said two lots, 175 feet, ore or less, to the beginning.

Prior title may be found in Book 5818, Page 904, 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, 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 CAMDEN COUNTY GEORGIA EXPIRES Sept 11, 2028

Notary Public

My Commission Expires: September 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.

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

Notary Public

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