Karen Johnson Davidson County
Batch# 1337317 DEEDQC
10/22/2025 03:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251022-0084316

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mark E. Frisse and Tina C. Huggins, Co-Trustees 3707 Wimbledon Drive Nashville, TN 37215	Mark E. Frisse and Tina C. Huggins, Co-Trustees 3707 Wimbledon Drive Nashville, TN 37215	116 12 0 115.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, MARK FRISSE and TINA HUGGINS, husband and wife (the "Grantor"), hereby quitclaim and convey to MARK E. FRISSE and TINA C. HUGGINS, CO-TRUSTEES OF THE FRISSE-HUGGINS 2025 TENANCY BY THE ENTIRETY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

Being property known as 3707 Wimbledon Road, Nashville, Tennessee.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 22nd day of October, 2025.

MARK FRISSE

TINA HUGGINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Mark Frisse and Tina Huggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 22nd day of October, 2025.

MACKENZIE L. BORDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 22, 2029

Notary Public
My Commission Expires: Jan. 22, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 22nd day of October, 2025.

MACKENZIE L. BORDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 22, 2029

Notary Public
My Commission Expires: Jan. 22, 2029

EXHIBIT A

Land in Davidson County, Tennessee, being Lot Nos. 5, 6 and 7 of Block "F" on the Plan of Life and Casualty Insurance Company's Woodmont Boulevard Tract, not of record, described according to a survey by Z. J. Wilkinson, Surveyor, June 29, 1935, as follows:

Beginning on the southerly margin of Wimbledon Road at a point 175 west of the northwest corner of Lot No. 15 of Block "F" on the revised plan of Life and Casualty Insurance Company's Woodmont Boulevard Acres, as of record in Book 843, page 102, of the Register's Office for said County, said point being the corner of Lots Nos. 7 and 8; thence with the line between said two lots southwardly 154.38 feet; thence westwardly75 feet to the southwest corner of Lot No. 5; thence with the westerly line of Lot No. 5 northwardly to a point in the southerly margin of Wimbledon Road; thence with said margin easterly 75 feet to the point of beginning. Said three lots front 25 feet each and adjoin on the southerly side of Wimbledon Road.

Being the same property conveyed by deed of record as Instrument #20150330-0027291, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Oct 22, 2025 (date of document).

Affiant Signature

10/22/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of October, 2025.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

EMERALD S. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

202510220084316