Karen Johnson Davidson County
Batch# 1350778 DEEDQC
11/25/2025 01:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251125-0094140

PREPARED BY:

Sophie L. Buntin, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, November 24, 2025.

Notary Public

My Commission Expires: _____

New Owner Address:
Frederiksen Family Trust
500 South Wilson Blvd.
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
117 01 0 199.00

QUITCLAIM DEED

David E. Frederiksen and wife, Renee B. Frederiksen (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Frederiksen Family Trust**, dated November 24, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **November 24, 2025**.

David E. Frederiksen

Renee B. Frederiksen

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **David E. Frederiksen and Renee B. Frederiksen**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, November 24, 2025.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 1, 3810 Woodlawn Drive Subdivision of record in Instrument No. 20061103-0136921, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David E. Frederiksen and wife, Renee B. Frederiksen, from C. Mark Carver, Trustee U/A/D June 19, 2017, with full power to sell, mortgage, lease, encumber, rent and convey without the joinder of any beneficiary, by deed of record in Instrument No. 20201203-0140380, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including, without limitation: 1) All matters appearing on the Plan of record as Instrument No. 20061103-0136921, Register's Office for Davidson County, Tennessee; 2) Declaration of Easement Agreement with Covenants and Restrictions of record in Instrument No. 20140902-0080034, Register's Office for Davidson County, Tennessee; 3) Restrictive Covenant for Detached Structure of record in Instrument No. 20080605-0057756, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as S. 500 Wilson Blvd., Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Sophie L. Buntin, Esq., do hereby make oath that I am a licensed attorney and 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 November 24, 2025.

Affiant Signature

11-24-25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, November 24, 2025.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027