QUITCLAIM DEED

MM QCD 25 348

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF NOV., 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029 DAVIDSON COUNTY

MAY CONTAIN MEANS

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Barry Arvin Freeman and James Anderson Freeman, Jr.	**Same As New Owner**	
(NAME)	(NAME)	**161 11 0A 006.00**
348 Huntington Ridge Drive,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARRY ARVIN FREEMAN, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF SYLVIA REBECCA FREEMAN, AND JAMES ANDERSON FREEMAN, JR.,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **BARRY ARVIN FREEMAN AND JAMES ANDERSON FREEMAN, JR.** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

LAND in Davidson County, Tennessee, being Unit No 6 on the plan of Huntington Ridge Townhouses, as of record in Book 4675, page 9, Register's Office for Davidsson County, Tennessee, reference to which plan is hereby made for a more complete legal description, together with one membership in Huntington Ridge Homeowner's Association, Inc , a not-for-profit corporation of the State of Tennessee, and all obligations and priivileges thereunto belonging or in any way appertaining to said membership

Subject to the Declaration of Covenants, Conditions ad Restrictions, and any amendments thereto, filed by Huntington Ridge Townhouse Development Corporation, of record in Book 4729, page 687, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Jim Freeman and wife, Sylvia Freeman by Warranty Deed from Lynette M West and Stephanie G Mortinsen, dated January 24th, 1984 and recorded February 11, 1984, in Book 6229, page 334, Register's Office for Davidson County, Tennessee Jim Freeman a/k/a James Anderson Freeman died on November 24, 2010 and subject property vested solely in Sylvia Freeman, surviving tenant by the entirety

Subsequently, Sylvia Freeman a/k/a Sylvia Rebecca Freeman died testate on January 27, 2022 Pursuant to her Last Will and Testamant admitted to probate by order entered October 4, 2022 in the Seventh Circuit Court for Davidson County, Tennessee at Nashville Probate Division, Docket No 22P-738, subject property vested in devisees, Barry Arvin Freeman and James Anderson Freeman, Jr Letters Testamentary issued July 12, 2024, appointing Barry A (Arvin) Freeman , as Executor

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **348 Huntington Ridge Drive, Nashville, Tennessee 37211**

Karen Johnson
Batch # 1350872
11/25/2025 03 43.06 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251125-0094261

Witness my/our hand(s) this the 21 day of Nov., 2025

Barry Arvin Freeman, individually and as Executor

James Anderson Freeman, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARRY ARVIN FREEMAN, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF SYLVIA REBECCA FREEMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 21 day of November, 2025

Notary Public
My Commission Expires
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES ANDERSON FREEMAN, JR , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 21 day of November, 2025

Notary Public
My Commission Expires
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue S
Nashville, TN 37212