Karen Johnson Davidson County
Batch# 1350941 DEEDQC
11/26/2025 09:08:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251126-0094361

This Instrument Prepared By:
John M. McDonald
Evans, Jones & Reynolds, P.C.
710 Truist Plaza
401 Commerce Street
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map/Parcel Number:
David Bruce Fryer 2521 Pennington Bend Road Unit 206 Nashville, TN 37214	Same as Owner	052-140A 03500

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of $1.00, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Theresa Fryer Anderson**, as Grantor, by these presents does hereby quitclaim and convey unto **David Bruce Fryer**, as Grantee, any right, title and interest as Grantor might have, in and to a certain tract or parcel of land in Davidson County, Tennessee as more fully described in Exhibit "A" attached hereto and incorporated fully by reference.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises which may be of record or otherwise.

This conveyance is of the Grantor's interest in improved property known as 2521 Pennington Bend Road, Apt 206, Nashville, Tennessee 37214.

Notwithstanding the foregoing, the Grantor is in agreement that the subject property is vested in the Personal Representative of the Estate of Shirley S. Reed. This instrument has nevertheless been requested by a certain third party lender loaning funds to Grantee and Grantor executes this instrument as an accommodation to Grantee.

IN WITNESS WHEREOF the Grantor has hereunto set her hand and seal on this 7 day of November, 2025.

GRANTOR:

Theresa M. Anderson

Theresa Fryer Anderson

Theresa Fryer-Anderson

LATONIA S KELLEY
NOTARY PUBLIC
REGISTRATION # 7768749
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
08/31/2026

STATE OF Virginia)
COUNTY OF Hampton)

Personally appeared before me, LaTonia S. Kelley, a Notary Public in and for said County, **Theresa Fryer Anderson**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of November, 2025.

Notary Public

My Commission Expires: August 31, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

David Bruce Fryer

Subscribed and sworn to before me, this 20 day of November, 2025.

Notary Public

My Commission Expires: 9/10/29

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT "A"

LAND BEING DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee being Unit No. 35 of Pennington Villas Townhomes a horizontal property regime established by Master Deed of record In Instrument No. 200408110097169 Register's Office for Davidson County, Tennessee together with common elements.

Being the same property conveyed to William A. Reed and Shirley Reed, as husband and wife, from Richard Punocochar, by Warranty Deed dated March 23, 2007 of record as Instrument No. 20070323-0035466 in the Register's Office for Davidson County, Tennessee, the said William A. Reed having predeceased Shirley Reed and then Shirley Reed herself having then died.

Certificate of Authenticity

I, Jennifer Stacey, do hereby make oath that I am a 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 documents executed and authenticated according to law on November 7, 2025

Affiant
DATE: November 25, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed to before me this 25th day of November, 2025

Notary Public

My commission expires: 09/16/2029

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY