THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 THOMAS J. FRITZ, AFFIANT
This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	Subscribed and sworn to before me, this 4 day of FEBRUARY 2026. NOTARY PUBLIC My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

Karen Johnson
Batch # 1378350
02/09/2026 02:18:14 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260209-0009550

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
REBECCA FRITZ 320 Criddle Street Nashville, Tennessee 37219	New Owner	Map and Parcel No.: 082 13 0C 014.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, **Thomas J. Fritz and Lynn M. Fritz, a married couple**, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto **Rebecca Fritz, an unmarried woman**, her successors and assigns, all of our right, title and one-half (1/2) interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 320 Criddle Street, Nashville, Tennessee 37219, and more particularly described as follows:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 14 as specified on the Plat shown in the Master Deed on the Plan of Harrison Square Condominiums,

a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed for Harrison Square Condominiums, of record under Instrument No. 20060823-0103941, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Harrison Square Condominiums for placement of Units, as shown on Exhibit "B" to the Master Deed of record under Instrument No. 20068823-0103941, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Rebecca Fritz, an unmarried woman, and Thomas J. Fritz and Lynn M. Fritz, a married couple, from Purchasing Fund 2023-1, LLC, a Delaware Limited Liability Company, by Warranty Deed recorded in the Register's Office of said county and state as Instrument No. 20240802-0059058.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 4 day of FEBRUARY 2026.

Thomas J. Fritz, Grantor

Lynn M. Fritz, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Thomas J. Fritz**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4 day of FEBRUARY 2026.

Jessica Ann Clegg
Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Lynn M. Fritz**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4 day of FEBRUARY 2026.

Jessica Ann Clegg
Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027