THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

THOMAS JAMES FRITZ, AFFIANT

Subscribed and sworn to before me, this 4 day of February 2026.

NOTARY PUBLIC

My Commission Expires: 01-04-27

JESSICA ANN OLEGG
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

20260209-0009551

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
THOMAS JAMES FRITZ AND LYNN MARY FRITZ, CO-TRUSTEES 716 4th Avenue N Nashville, Tennessee 37219	New Owner	Map and Parcel No.: 082-13-0C-009.00CO

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 James Fritz and Lynn Mary Fritz, husband and wife**, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto **Thomas James Fritz and Lynn Mary Fritz, Co-Trustees of the Fritz Joint Revocable Trust, dated July 7, 2025**, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 716 4th Avenue N, Nashville, Tennessee 37219, and more particularly described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 9 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 establishing a Horizontal Property Regime of Harrison Square Condominiums, Charter, Bylaws and Plan, 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, a s shown on Exhibit "E" to the Master Deed of record under Instrument No. 20060823-0103941, said Register's Office, for a more complete identification and description of such Unit.

Also conveyed herewith are Garage No. G9 and Court Yard 9, as shown on the Plat shown in the Master Deed, on the Plan of Harrison Square Condominiums, of record in Instrument No. 20060823-0103941, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas James Fritz and Lynn Mary Fritz, husband and wife, from Sarah Katherine Looney, unmarried, by Warranty Deed recorded in the Register's Office of said county and state as Instrument No. 20220503-0051113.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060823-0103941 as amended in Instrument No. 20071025-0126183, Instrument No. 20080104-0001138 and Instrument No. 20090127-0006865, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20060823-0103940, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060518-0058543 and Instrument No. 20060822-0103456, in the Register's Office for Davidson County, Tennessee.
- Sewer and Drainage Easement of record in Instrument Number 20060518-0058549 and Instrument No. 20060822-0103433, in the Register's Office for Davidson County, Tennessee.
- Application to combine Parcels of record in Instrument Number 20060802-0093785, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

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 any and all existing easements and restrictions as shown of record.

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 James Fritz, Grantor

Lynn Mary 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 James 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.

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 Mary 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.

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