THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

Karen Johnson Davidson County
Batch # 1396502 DEEDQC
03/24/2026 10:17:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20260324-0023248

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 19 day of March, 2026.

Notary Public

My commission expires: 7-22-29

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK, SUITE 130A
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Erin Dias, Trustee of The Frierson Family Trust	**New Owner(s)**	**63-2-45**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Karen Frierson, an unmarried woman** " GRANTOR", by these presents, does hereby quitclaim and convey unto **Erin Dias, Trustee of The Frierson Family Trust,** herein called "GRANTEE," it successors and assigns, all of his rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Nawakwa Hills, Powwow Addition, Section No. 4, of record in Book 974, Page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Anthony Smith, an unmarried man, and Karen Frierson, an unmarried woman, as joint tenants with right of survivorship, by Quitclaim Deed from Anthony Smith, an unmarried man, dated April 25, 2007, of record in Instrument No. 20070607-0068380, Register's Office for Davidson County, Tennessee. Anthony Smith having since died on10/30/2024 leaving Karen Frierson as the sole surviving tenant.

This is **improved** property known as: 1521 Mohawk Trail, Madison TN 37115.

WITNESS our hands this 19th day of 3, 2026.

Karen Frierson,

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, **Karen Frierson,,** the within named 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, at office, this 19 day of March, 2026.

Notary Public

My Commission Expires: 7-22-29

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY