Karen Johnson
Batch # 1398558
03/27/2026 11:46:14 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260327-0024466

THIS INSTRUMENT PREPARED BY:
Steven Joel Friddell
2035 Nora Lane
Hermitage, TN 37076

Address New Owners:	**Send Tax Bills:**	**Map-Parcel Numbers:**
Steven Joel Friddell 2035 Nora Lane Hermitage, TN 37076	Same	Map 85-4 Parcel 32

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid; love and affection; and for purposes of transfer and conveyance of the entire interests to my son, all of which is acknowledged by the undersigned. Vera V. Friddell ("as Grantor"), does hereby quitclaim and convey unto Steven Joel Friddell ("as Grantee"), all of Grantor's right, title and interest in and to the following described real estate situated, lying and being in Davidson County, Tennessee, to wit:

Land in the 4th Civil District of Davidson County, Tennessee and being described according to a survey by Cummings and Cummings, Surveyors, dated August 24, 1970, as follows:

Beginning at a concrete monument in the west margin of Eversong Lane, said monument being the southeast corner of Lot No. 26 on the plan of record in Book 3106, Page 51, Register's Office for Davidson County, Tennessee; thence leaving said margin and running to the centerline of said lane north 68 degrees 00' east 25.0 feet to a point; thence, running with said centerline south 22 degrees 00' east 53.38 feet to a point of curve; thence running with said curve having a radius of 811.17 feet, a distance of 56.63 feet to an iron pin at the terminus of said lane; thence running with the south boundary of Stones River Estates, Section 1, as recorded in Book 2900, Page 139, said Register's Office, north 72 degrees 00' east 197.89 feet to a concrete monument; thence leaving said boundary and running with a 0.97 acre tract more or less, owned by Freeman South 12 degrees 07' 32" east, 323.96 feet to an iron pin in the north boundary of the Donelson Park Club property, said point being 100.0 feet west of a 2.24 acre tract, more or less, owned by Freeman; thence, north 85 degrees 51' 45" west 406.44 feet to an iron pin; thence running still with said boundary north 20 degrees 35' 37" west 198.94 feet to an iron pin, thence leaving said boundary north 68 degrees 00'

11" east with Sheehan's line 194.72 feet to an iron pin; thence running with a curve having a radius of 786.17 feet and in a northwesterly direction a distance of 11.62 feet to a point; thence running with Sheehan's east boundary line north 22 degrees 00' west 53.38 feet to a point of beginning, containing 2.48 acres, more or less.
Being part of the property conveyed to R.L. Freeman, Trustee by deed from D. W. Cantrell, et al, of record in Book 3075, Page 6, Register's for said County.
This is a conveyance of additional area to Lot 27 Stones River Estates Section I as of record in Book 2900, Page 139 said Register's Office and grantor hereby imposes the following restrictions: said additional area may not be utilized as an individual building site nor resubdivided without approval of the Metro Planning Commission. Any residence built on said additional area shall be in general conformity with the building restrictions of Stones River Estates Section I for so long a time as said restrictions remain in force. However, nothing herein shall be construed as prohibiting the use of the said additional area for the pasturing of horses nor the building of a barn or stable thereon.

BEING the same property conveyed to Thomas J. Friddell and wife, Vera V. Friddell by Quitclaim Deed recorded in Book 8997, Page 411, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 26 day of March, 2026.

Vera V. Friddell

Vera V. Friddell
Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Vera V. Friddell, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that Vera V. Friddell executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 26 day of March, 2026.

Notary Public Leyla Givens-Key
My Commission Expires: 03-05-2028

LEYLA GIVENS-KEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 10.00 .

Vera V. Snider
Affiant

Subscribed and sworn before me, this 26 day of March, 2026.

Leyla Givens-Key
Notary

LEYLA GIVENS-KEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON