Karen Johnson Davidson County
Batch# 1404895 DEEDQC
04/13/2026 04:15:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260413-0030025

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Mia D. Frails** ("Grantor"), an unmarried woman, hereby remise(s), release(s), convey(s), and quit claim(s) unto **Mia D. Frails, unmarried and Jes Landon Frails Johnson, unmarried, as tenants in common with full rights of survivorship,** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes At 509 W Bend drive, A Horizontal Property Regime with Private Elements of record as Instrument No. 20220316-0030889 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mia D. Frails, an unmarried woman, by virtue of that certain Warranty Deed dated September 12, 2025, and being of record at Instrument No. 20250915-0073146 in the Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF I/we have executed this instrument the 13th day of **April, 2026.**

Mia D. Frails

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Mia D. Frails,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of **April, 2026.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 03/06/29

JORDYN NESBITT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 13th day of **April, 2026.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.6.29

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

PROPERTY ADDRESS: **505 W Bend Dr., Nashville, TN 37209**
TAX PARCEL NO.: **091-13-2S-001.00-CO**
PROPERTY OWNER: **Mia D. Frails, unmarried and Jes Landon Frails Johnson, unmarried, as tenants in common with full rights of survivorship**
OWNER'S ADDRESS: **505 W Bend Dr, Nashville, TN 37209**
MAIL TAX BILLS TO: **owner at owners address**

Certificate of Authenticity

I, Holly A Mason, do hereby make oath that I am a licensed attorney and/or the 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 document executed and authenticated according to law on 4/13/24.

Affiant Signature

4/13/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13th day of April, 2024

Notary's Signature

(Notary Seal)
MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON