Karen Johnson Davidson County
Batch# 1426654 DEEDQC
05/29/2026 10:17:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260529-0048756

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	ClearEdge Title 2605 Enterprise Rd E, Ste 270 Clearwater, FL 33759	David Bruce Fryer 2521 Pennington Bend Road Unit 206 Nashville, TN 37214

Order Number: C-TN957401

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **David Bruce Fryer, a married man, joined by spouse Christine Fryer and as Executor of the Estate of Shirley Reed,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **David Bruce Fryer, a married man,** whose address is 2521 Pennington Bend Road, Unit 206, Nashville, TN 3721, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Unit No. 35 of Pennington Villas Townhomes, a horizontal property regime established by Master Deed of record In Instrument No. 200408110097169 Register's Office for Davidson County, Tennessee together with common elements.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to the following: 1) All matters appearing on plat of record in Instrument No. 20040812-0097543 Register's Office for Davidson County, Tennessee; 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 200408110097169.Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to

easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Pennington Villa Townhomes recorded in Instrument No. 20040811-0097169 Register's Office for said county; 3) Charter of Pennington Villa Townhomes Association of record in Instrument No. 20040812-0097543; 4) Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 052-14-0A-035-00
Street address of property: 521 Pennington Bend Road, Unit 206, Nashville, TN 37214

Prior Instrument References by which Grantor(s) acquired title: Instrument Nos. 20070323-0035466 and 20251126-0994361, in the Register's Office, Davidson County, Tennessee.

WHEREAS, William A. Reed and Shirley Reed, Husband and Wife, held title to the property as presumed tenants by the entirety. William A. Reed, aka William Albert Reed died on January 13, 2018, as evidenced by a Death Certificate of record in the State of Tennessee, thereby vesting fee simple title to the above described premises in the surviving spouse, Shirley Reed by operation of law as the surviving tenant by the entirety.

FURTHER, Shirley Reed, aka Shirley S. Reed subsequently died testate on March 24, 2024, leaving a Last Will and Testament which was duly probated in the Seventh Circuit Court for Davidson County, Tennessee, and appointed David Bruce Fryer as Executor of the Estate of Shirley Reed.

WHEREAS, Letters Testamentary were granted on May 16, 2024, appointing David Bruce Fryer as Executor of the Estate of Shirley S. Reed, Docket No.24P876, in the Seventh Circuit Court for Davidson County, Tennessee.

Signed this 16TH day of MAY, 2024.

Signature of Grantor(s):

David Bruce Fryer, individually

David Bruce Fryer, as Executor of the Estate of Shirley Reed

Christine Fryer

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS:

BE IT REMEMBERED That on this 16TH day of MAY, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came David Bruce Fryer, individually and as Executor of the Estate of Shirley Reed, and Christine Fryer known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

County Parcel Number: 052-14-0A-035-00
Street address of property: 521 Pennington Bend Road, Unit 206, Nashville, TN 37214

Oath of Consideration

I or we, David Bruce Fryer, the Affiant(s), herby swear or affirm that to the best of my/ our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 16TH day of MAY, 2026.

Signatures of Affiant(s):

David Bruce Fryer

Sworn and subscribed before me this 16TH day of MAY, 2026.

Notary Public

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

Tennessee Certification of Electronic Document

I, Thuy Nguyen, 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 5/6/2026 (date of document).

Thuy Nguyen
Affiant Signature

5/26/2026
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 26 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

NICOLE PEDDER
Notary Public, State of Florida
Commission No. HH 757399
My Comm. Exp. 1/15/2030