Karen Johnson Davidson County
Batch# 1440953 DEEDQC
07/01/2026 01:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260701-0059541

This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Dawn Frazier-Sabin 914 Catlow Ct., Brentwood, TN 37027	NEW OWNER	171-04-0C-038.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Gregory Shane Frazier and Dawn Frazier-Sabin, Co-Trustees of The Cynthia Jean Frazier Living Trust UAD July 22, 2022** "the Grantors," conveys and quitclaims unto **Dawn Frazier-Sabin, married** "the Grantee," all of Grantors' interest in the following described real estate in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. 38 of Barrington Place, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act Deed establishing Barrington place, a Horizontal Property Regime with Private Elements of record in Instrument Number 20050914-0110701 and corrected and re-recorded in Instrument No. 20051025-0128696, PUD Boundary Survey of record in Instrument no. 20050404- 0036360, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed..

Being the same property conveyed to Cynthia Jean Frazier and Gregory Shane Frazier, Co-Trustees of The Cynthia Jean Frazier Living Trust UAD July 22, 2022, by Quitclaim Deed from Cynthia J. Frazier, dated July 22, 2022, and recorded on July 27, 2022, in Instrument No. 20220727-0085484, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL

DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor had executed this Quitclaim Deed on the 30 day of June, 2026.

The Cynthia Jean Frazier Living Trust UAD July 22, 2022,

(SEAL)
Gregory Shane Frazier, Co-Trustee

(SEAL)
Dawn Frazier-Sabin

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for said State and County, Gregory Shane Frazier and Dawn Frazier-Sabin, Co-Trustees of The Cynthia Jean Frazier Living Trust UAD July 22, 2022, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30 day of June, 2026.

Notary Public
My commission expires: _____

JOSHUA TERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

(Affiant)

Notary Public

My commission expires: _____

JOSHUA TERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 6/30/26.

Affiant Signature – Joshua A. Terry

7/1/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 7/1/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27