Karen Johnson Davidson County
Batch# 1445711 DEEDQC
07/14/2026 08:55:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260714-0063210

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
2013 19th Avenue South Nominee Trust 2013 19th Avenue South Nashville, TN 37212	2013 19th Avenue South Nominee Trust 2013 19th Avenue South Nashville, TN 37212	104 12 0 1600.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MARTIN FREDERIKSEN (the "Grantor"), hereby quitclaim and convey to the 2013 19TH AVENUE SOUTH NOMINEE TRUST, all of my interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being the Northerly one-half of Lot No. 30 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in Book 332, page 56 and Book 332, page 117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Said part of lot number 30 fronts 50 feet on the Westerly side of 19th Avenue South and runs back between parallel lines, 189 feet to an alley.

Being the same property conveyed by deeds of record as Instrument #20160607-0057388 and #20250320-0020403, Register's Office for Davidson County, Tennessee.

Being property known as 2013 19th Avenue South, Nashville, Tennessee.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 9th day of July, 2026.

MARTIN FREDERIKSEN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Martin Frederiksen, 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, as of this 9th day of July, 2026.

CELIA CHU NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-20-2029

Notary Public
My Commission Expires: 11/20/2029

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

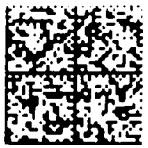
Subscribed and sworn to before me, this 9th day of July, 2026.

CELIA CHU NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-20-2029

Notary Public
My Commission Expires: 11/20/2029

51367345.1

FIRST-CLASS



US POSTAGE

ZIP 37203 $ 001.90
02 7W
0008042907 JUL 09 2026

SUSSMAN
&ASSOCIATES

700 12th Avenue South, Suite 201 • Nashville, TN 37203

LAURA LINCOLN
BASS, BERRY & SIMS PLC
21 PLATFORM WAY SOUTH
SUITE 3500
NASHVILLE TN 37203

[redacted]

[redacted]

202607140063210

Tennessee Certification of Electronic Document

I, Alex Maxfield, 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 7/9/2026 (date of document).

Affiant Signature

07/13/2026

Date

State of Tennessee

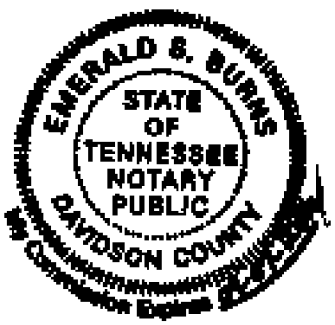
County of Davidson

Sworn to and subscribed before me this 13 day of July, 2026 .

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL



202607140063210