Karen Johnson Davidson County
Batch# 1448887 DEEDQC
07/17/2026 01:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260717-0064978

QUITCLAIM DEED

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF DAVIDSON Pitkin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 2-8-29

(AFFIX SEAL)

LINDA LUCAS LUND
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20134007541
MY COMMISSION EXPIRES FEB 8, 2029

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0268

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jeffrey Frey and Lynda Frey, Trustees of the Frey Family Trust dated April 4, 2024	New Owner	Map: 130-07-0-063.00
(NAME) 707 Lynnwood Blvd	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JEFF FREY AND LYNDA FREY, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

JEFFREY FREY AND LYNDA FREY, TRUSTEES OF THE FREY FAMILY TRUST DATED APRIL 4, 2024,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, described as follows:

Being the southerly 180 feet of Lot No. 182 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, Pages 102 and 103, Register's Office for said County, and also being shown on the Map of Re-Subdivision of a part of Royal Oaks Subdivision, as of record in Book 974, Pages 4 and 5, said Register's Office. Said part of Lot No. 182 fronts 180 feet on the westerly side of Lynwood Blvd., and runs back between lines 314.5 feet on the southerly line and 358 feet, more or less on the northerly line to a dead line, measuring 174.1 feet thereon.

Being the same property conveyed to Jeff Frey and Lynda Frey, husband and wife, by Quitclaim Deed from Jeffrey Frey and Lynda Frey, Trustees of The Frey Family Trust dated April 4, 2024, of record in Instrument No. 20240920-0073243, dated September 20, 2024, Register's Office for said County.

This is improved property, known as 707 Lynnwood Blvd, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 10th day of July, 2026.

Jeff Frey

Lynda Frey

STATE OF COLORADO
COUNTY OF [illegible]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeff Frey and Lynda Frey, 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, 10th day of July, 2026.

My Commission Expires: 2.8.29

Notary Public

LINDA LUCAS LUND
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20134007541
MY COMMISSION EXPIRES FEB 8, 2029

Certification of Recorded Documents

I, Karen Suggs, 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 July 10, 2026.

(AFFIANT) – Karen Suggs

07/10/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 10th day of July, 2026.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY