Karen Johnson Davidson County
Batch# 1451424 DEEDQC
07/24/2026 09:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260724-0067530

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Heavy and Anna Trust
3860 Bear Hollow Road
Joelton, TN 37080

Send Tax Bills To:
New Owner

Map and Parcel No.
029 00 0 401.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Larry Frazer and wife, Anna-Maria Williams**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto the **Heavy and Anna Trust dated July 23, 2026** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being a tract of land in the 3rd Councilmanic District of Davidson County, Tennessee, according to a survey by Tommy E. Walker R.L.S. TN LIC. NO. 1465 dated 01/15/1995 and revised in 06/15/2006 as follows:

Being all of Lot 6, Bob Bass property as shown in plat of record in Instrument No. 20110818-0063899, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **Larry Frazer and wife, Anna-Maria Williams**, by Quitclaim Deed dated October 30, 2013, from **Larry Frazer or Anna Maria Williams**, recorded in Instrument No. 20131106-0115213, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **3860 Bear Hollow Road, Joelton, TN 37080.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 23rd day of July 2026.

Larry Frazer

Anna-Maria Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Larry Frazer**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of July 2026.

Notary Public

My Commission Expires:
12/13/27

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Anna-Maria Williams**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of July 2026.

Notary Public

My Commission Expires:
12/13/27

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 23rd day of July 2026.

Notary Public

My Commission Expires:
12/13/27

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Aaron B. Morales, 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 23, 2026.

Affiant Signature

July 23, 2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23rd day of July 2026.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

ERIN D. STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUG 19, 2028