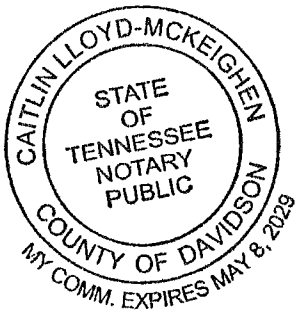
Karen Johnson Davidson County
Batch# 1453148 DEEDQC
08/03/2026 10:36:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260803-0071056

# QUITCLAIM DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF July, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-8-2029
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-184

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Homestead Horizons LLC | Same as owner | 071 05 0I 002.00 CO |
| (NAME) 13684 Alexander Court | (NAME) | |
| (ADDRESS) Fontana, CA 92336 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Allyson Melissa Fredericksen and Bryan Fredericksen**, wife and husband, (the "**Grantors**"), by these presents do hereby quitclaim, transfer and convey to **Homestead Horizons LLC**, a Wyoming limited liability company, (the "**Grantees**"), their successors and assigns, all their right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This is improved property located at 122 Ventura Way, Nashville, TN 37207.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed the 28 day of July, 2026.

**GRANTORS:**

**Allyson Melissa Fredericksen**

**Bryan Fredericksen**

STATE OF CALIFORNIA )

COUNTY OF _____ )

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Allyson Melissa Fredericksen and Bryan Fredericksen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this ____ day of July, 2026.

See Attached
Notary Public

My Commission Expires: _____

# CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of SAN BERNARDINO )

On July 28, 2026 before me, SAMANTHA LOPEZ, NOTARY PUBLIC,
(here insert name and title of the officer)

personally appeared Allyson Melissa Fredericksen and Bryan Fredericksen,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

SAMANTHA LOPEZ
COMM. #2498392
Notary Public - California
San Bernardino County
My Comm. Expires Aug. 23, 2028

NRO1 NRO1

WITNESS my hand and official seal.

Signature _____ (Seal)

## Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Quitclaim Deed,

containing 3 pages, and dated July 29, 2026.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-Fact
- ☐ Corporate Officer(s) _____ Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____ Name(s) of Person(s) or Entity(ies) Signer is Representing

### Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☑ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:
Page # 30 Entry # 3+4

Notary contact: _____

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐ _____

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## EXHIBIT "A"

## PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit 2, inclusive, together with the appurtenant interests in the common elements of HORIZON NASHVILLE, a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions for HORIZON NASHVILLE, a Planned Unit Development, of record as Instrument No. 20240215-0010634, amended at Instrument No. 20240530-0040235, Register's Office for Davidson County, Tennessee, said unit being depicted on Exhibit "B" to the aforementioned Declaration, to which Declaration reference is hereby made for a more particular description of said Unit.

Being a part of the same property conveyed to Horizon Development Partners I, a Tennessee general partnership, by Quit Claim Deed from 407 West Trinity Partners, a Tennessee general partnership, of record in Instrument No. 20240415-0026425, in the Register's Office of Davidson County, Tennessee, dated April 11, 2024 and recorded on April 15, 2024.

Being the same property conveyed to Allyson Melissa Fredericksen and Bryan Fredericksen, wife and husband, by Special Warranty Deed from Horizon Development Partners I, a Tennessee general partnership, of record in Instrument No. 20250604-0043705, in the Register's Office of Davidson County, Tennessee, dated June 3, 2025, and recorded on June 4, 2025.

**TRUE COPY CERTIFICATION**

I, Matthew G. Noggle, 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 28, 2026.

Affiant Signature

July 30, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30th day of July, 2026.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 03/09/27