Karen Johnson Davidson County
Batch# 1470388 DEEDQC
09/09/2026 08:50:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260909-0083394

This Instrument Prepared By:
THOMPSON BURTON PLLC (DHM)
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203

Address New Owner(s):	**Send Tax Bills To:**	**Parcel ID Number:**
JFF and EGF Community Property Trust James Frederick Frein, Jr. and Elizabeth Goodwin Frein, Co-Trustees 2408 Barton Avenue Nashville, Tennessee 37212	Same	Map 104-11 Parcel 175 Davidson County

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, James F. Frein and wife, Elizabeth G. Frein, by these presents do hereby quitclaim, and by these presents transfer and convey unto James Frederick Frein, Jr. and Elizabeth Goodwin Frein, as Co-Trustees of the JFF and EGF Community Property Trust, their successors and assigns, all of their right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A hereto (the "Property").

This is improved property known as 2408 Barton Avenue, Nashville, Tennessee 37212.

The description herein is the same as that contained in the prior instrument.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including, but not limited to, those described on Exhibit B hereto.

(Signature Page to Follow)

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 10th day of August, 2026.

JAMES F. FREIN

ELIZABETH G. FREIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, James F. Frein and Elizabeth G. Frein, the within named bargainors, 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, at office, this 10th day of August, 2026.

DAVID H. MAYER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2028

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 10th day of August, 2026.

DAVID H. MAYER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2028

Notary Public

EXHIBIT A

BEING Lot No. 48 on the Plan of the Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Plat Book 421, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James F. Frein and Elizabeth G. Frein, by Warranty Deed from The Margaret I. Schumacher Revocable Living Trust, of record in Instrument No. 20050913-0110231, Register's Office of Davidson County, Tennessee.

EXHIBIT B

The plan of record in Book 421, Page 7, Register's Office for Davidson, County, Tennessee.

TRUE COPY CERTIFICATION

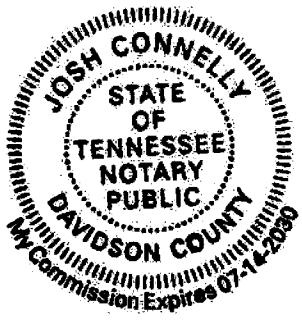
I, David H. Mayer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 10, 2026.

Date: September 8, 2026

DAVID H. MAYER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me on September 8, 2026.



Notary's Signature

My Commission Expires: 07/14/2030