Karen Johnson Davidson County
Batch# 930586 DEEDQC
10/17/2022 01:14:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221017-0113367

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37287-08-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 4th day of October, 2022. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner: Michael D. Sontag, Trustee of the 703 Bowling Avenue Trust, U/A dated October 3, 2022 703 Bowling Avenue, Nashville, TN, 37215	Send Tax Bills To: New Owner	Tax Information: Map and Parcel No.: 11701010500

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **William H. Frist, Trustee, with full power to sell, transfer, convey, mortgage and encumber without the joinder of any beneficiary, and his successors in trust**, ("Grantor"), does hereby quitclaim, transfer and convey unto to **Michael D. Sontag, Trustee of the 703 Bowling Avenue Trust, U/A dated October 3, 2022** ("Grantee"), his Successors and assigns of all his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 703 Bowling Avenue, Nashville, TN, 37215.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of October, 2022.

William H. Frist, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William H. Frist, Trustee, 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, this 4th day of October, 2022.

Notary Public

My Commission Expires: 3/6/2024

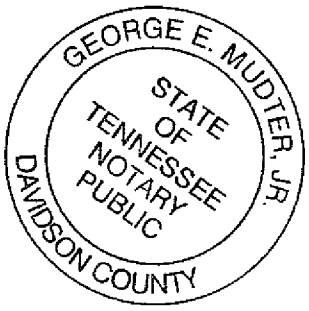


Exhibit "A"

Being land in Nashville, Davidson County, Tennessee, known as 703 Bowling Avenue, fronting on the westerly margin of Bowling Avenue and being bounded on the South by northerly margin of Chalmette Court and Jo Ann G. Pate of record in Deed Book 10571, Page 622, bounded on the West by Jessica L. and John R. Rich of record as instrument 20220323-0033269 and Lynnwood Place Condominium of record in Deed Book 6139, Page 302, bounded on the North by Meadowlawn Subdivision of record in Plat Book 974, Page 035, more particularly described according to a survey dated October 6, 2022 by Charles B. Moseley, TRLS No.778 as follows:

Beginning at a 7/8"square iron bar on the said margin of Bowling Avenue, common comer with the aforementioned Meadowlawn Subdivision and with the westerly margin of Bowling Avenue;

Thence; with said westerly margin, S 04 deg.48'47"E 329.50 feet to an iron pin being the intersection of the westerly margin of Bowling Avenue with the northerly margin of Chalmette Court;

Thence, with the northerly margin of Chalmette Court and the Pate Property, S 82 deg. 03'55"W, 551.17 feet to a l" pipe;

Thence, with the aforementioned Rich Property and the Lynnwood Place Condominium, N 04 deg.06' 29" W, 362.25 feet to a concrete subdivision monument;

Thence, with Meadowlawn Subdivision southerly line, N 85 deg. 28' 17"E, 545.90 feet to the point of beginning.

Subject property contains 189,545 square feet or 4.351 acres.

Being the same property conveyed to William H. Frist and wife, Karyn McLaughlin Frist, by Quitclaim Deed dated June 18, 2001 from Meridian Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20010627-0068279, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 24, 2004 of record in Instrument No. 20041130-0141762, Register's Office for Davidson County, Tennessee, William H. Frist and wife, Karyn McLaughlin Frist conveyed subject property to William H. Frist, Trustee, with full power to sell, transfer, convey, mortgage and encumber without the joinder of any beneficiary, and his successors in trust.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 10/4/22

GEORGE E. MUDTER, JR.
Dated 10/4/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 10/4/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

