Karen Johnson
Batch # 1109449
03/11/2024 09:01:04 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240311-0016547

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
Truist Plaza, Suite 710
401 Commerce Street
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map-Parcel Number:
The 232 Craighead Ave Trust 232 Craighead Ave Nashville, TN 37205	The 232 Craighead Ave Trust 232 Craighead Ave Nashville, TN 37205	104-13-0-093.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in a hand paid, and other good and value consideration, the receipt and sufficiency of which is hereby acknowledged, **Benjamin Daniel Frock** and **Alexandra Marie Wittenberg** by these presents do hereby quitclaim and convey unto **The 232 Craighead Ave Trust, U/A Dtd. March 1, 2024,** all of their right, title and interest in and to the tract or parcel of land described more particularly in **Exhibit A** attached hereto and incorporated by reference.

This is a conveyance of improved real property located at 232 Craighead Avenue, Nashville, Tennessee 37205.

This conveyance is made subject to all matters of record with the Register's Office for Davidson County, Tennessee.

WITNESS my hand this 1st day of March, 2024.

BENJAMIN DANIEL FROCK

ALEXANDRA MARIE WITTENBERG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mercedes N. Baker, a Notary Public in and for said State and County, **Benjamin Daniel Frock** and **Alexandra Marie Wittenberg**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2024.

Notary Public

My Commission Expires: 07/06/2026

MERCEDES N. BAKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

BENJAMIN DANIEL FROCK

Subscribed and sworn to before me, this 1st day of March, 2024.

Notary Public

My Commission Expires: 07/06/2026

MERCEDES N. BAKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2026

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Bransford Realty Company's Addition to Myrtlewood of record in Plat Book 547, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Being the same property conveyed to Benjamin Daniel Frock and Alexandra Marie Wittenberg, husband and wife, by Warranty Deed from Joseph A. Gomez and Julia Gomez, husband and wife, recorded on November 11, 2022, as Instrument Number 20221114-0121062 in the Register's Office for Davidson County, Tennessee.