Karen Johnson
Batch # 1109466
03/11/2024 09:25:31 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240311-0016568

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 802 13th Ave South Trust 802 13th Ave South Nashville, TN 37203	The 802 13th Ave South Trust 232 Craighead Ave Nashville, TN 37205	093-13-0T-004.00-CO

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** by these presents do hereby quitclaim and convey unto **The 802 13th Ave South Trust, U/A Dtd. March 1, 2024,** all of his 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 802 13th Ave, Nashville, Tennessee 37203.

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mercedes U. Baker, a Notary Public in and for said State and County, **Benjamin Daniel Frock**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that he 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 Unit No. 4, Element Gulch, a Condominium, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Element Gulch, a Condominium, of record in Instrument No. 20150930-0099318, as amended in Instrument No. 20160208-0012097, and Instrument No. 20160727-0077432, 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 restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 802 13th Avenue South, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include 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, by Warranty Deed from James Lawhorn III and Margaret K. Lawhorn, husband and wife, recorded on August 14, 2020, as Instrument Number 20200814-0091367 in the Register's Office for Davidson County, Tennessee.