Karen Johnson Davidson County
Batch# 1179332 DEEDQC
09/09/2024 03:22:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20240909-0069408

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
TFF 2024 TISA Trust 3100 West End Avenue, Suite 1060 Nashville, TN 37203	TFF 2024 TISA Trust 3100 West End Avenue, Suite 1060 Nashville, TN 37203	Map & Parcel 144 02 0 002.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, THOMAS F. FRIST, JR. (the "Grantor"), hereby quitclaims and conveys to THOMAS F. FRIST, III, PATRICIA FRIST ELCAN AND WILLIAM R. FRIST, CO-TRUSTEES OF THE TFF 2024 TISA TRUST, their successors and assigns in trust, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of the Grantor's right, title and interest in and to the property described on Exhibit A hereof.

The description on Exhibit A hereto is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is property known as 1230 Chickering Road, Nashville, Tennessee.

[The remainder of this page is intentionally left blank. See signature pages to follow.]

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 5 day of SEPTEMBER, 2024.

Thomas F. Frist, Jr. by Patricia Frist Elcan, Attorney-in-Fact of record in Instrument No. 20240813-0061079, Register of Deed's Office of Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Patricia Frist Elcan, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is an attorney-in-fact for Thomas F. Frist, Jr., and is authorized by Thomas F. Frist, Jr. to execute this instrument on behalf of the said Thomas F. Frist, Jr.

WITNESS my hand, at office, as of this 5 day of SEPTEMBER, 2024.

TIKA A LOVE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires
November 2, 2026

37477092.4

Thomas F. Frist, Jr. by Thomas F. Frist III,
Attorney-in-Fact of record in Instrument
No. 20240813-0061079, Register of Deed's
Office of Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Thomas F. Frist III, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is an attorney-in-fact for Thomas F. Frist, Jr., and is authorized by Thomas F. Frist, Jr. to execute this instrument on behalf of the said Thomas F. Frist, Jr.

WITNESS my hand, at office, as of this 5 day of September, 2024.

TIKA A LOVE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: My Commission Expires November 2, 2026

37477092.4

Thomas F. Frist, Jr. by William R. Frist,
Attorney-in-Fact of record in Instrument
No. 20240813-0061079, Register of Deed's
Office of Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William R. Frist, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is an attorney-in-fact for Thomas F. Frist, Jr., and is authorized by Thomas F. Frist, Jr. to execute this instrument on behalf of the said Thomas F. Frist, Jr.

WITNESS my hand, at office, as of this 5 day of SEPTEMBER, 2024.

TIKA A LOVE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: My Commission Expires November 2, 2026

37477092.4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 5th day of September, 2024.

Rugenia Hines

Notary Public
My Commission Expires:_____

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 9, 2027

37477092.4

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Revised Plan of the Dan W. Maddox Property, of record in Plat Book 5200, page 164, Register's Office for said County, and more particularly described as follows:

Beginning at a monument in the easterly margin of Chickering Road, said monument being the original northwest corner of the Dan W. Maddox Property and being the southwest corner of the George N. Bullard Property; thence with a segment of the south line of Bullard south 86 degrees 30' East 1187.5 feet to a monument, said monument being a common corner of Lot Nos. 1 and 2 on said plan; thence South 3 degrees 0' West 348.07 feet to a monument; thence North 86 degrees 30' 18" West 1230.21 feet to a monument in the easterly margin of Chickering Road; thence with said easterly margin of Chickering Road North 10 degrees 0' East 350.43 feet to the point of beginning.

Together with easements granted and reserved by the grantor and grantee for existing light, gas, water and other public utility lines for the benefit of Lots 1 and 2 on revised plan of record in Plat Book 5200, page 164, Register's Office for Davidson County, Tennessee, as contained in Installment Deed of record in Book 5620, page 196, said Register's Office, as modified by Abandonment and Release of Ingress/Egress Easement and Termination of Joint Driveway Agreement of record at Book 11307, page 820, said Register's Office and by Abandonment and Release of Ingress/Egress Easement and Termination of Joint Driveway Agreement of record in Book 11703, page 755, said Register's Office.

Being the same property conveyed to Thomas F. Frist, Jr. and Patricia C. Frist, husband and wife, by Special Warranty Deed of record in Instrument #20010601-0057163, Register's Office for Davidson County, Tennessee. The said Patricia C. Frist having since died.

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Sep 5, 2024 (date of document).

Affiant Signature

09/09/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 09 day of September, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

