Karen Johnson Davidson County
Batch# 1239083 DEEDQC
02/20/2025 03:49:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250220-0012618

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
21 Platform Way South, Suite 3500
Nashville, TN 37203

# QUITCLAIM DEED

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Thomas F. Frist, Jr.<br>3100 West End Avenue<br>Suite 1060<br>Nashville, TN 37203 | Thomas F. Frist, Jr.<br>3100 West End Avenue<br>Suite 1060<br>Nashville, TN 37203 | 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, we, THOMAS F. FRIST, III, PATRICIA FRIST ELCAN AND WILLIAM R. FRIST, CO-TRUSTEES OF THE TFF 2024 TISA TRUST (collectively, the "Grantor"), hereby quitclaim and convey to THOMAS F. FRIST, JR. his heirs and assigns, all of our right, title and interest as Co-Trustees in and to the property described on Exhibit A hereof.

This is property known as 1230 Chickering Road, Nashville, Tennessee 37205.

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

IN WITNESS WHEREOF, the undersigned have executed this instrument as Co-Trustees of the said trust on this 18th day of February, 2025.

THOMAS F. FRIST, III, CO-TRUSTEE OF
THE TFF 2024 TISA TRUST

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, Co-Trustee, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 18th day of February, 2025.

AMANDA R CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

Notary Public
My Commission Expires: 3/3/2025

PATRICIA FRIST ELCAN, CO-TRUSTEE
OF THE TFF 2024 TISA TRUST

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, Co-Trustee, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 18th day of February, 2025.

AMANDA R CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

Notary Public
My Commission Expires: 3/3/2025

WILLIAM R. FRIST, CO-TRUSTEE OF
THE TFF 2024 TISA TRUST

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, Co-Trustee, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 18th day of February, 2025.

Amanda R. Chambers
Notary Public
My Commission Expires: 3/3/2025

AMANDA R CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 18th day of February, 2025.

Rugenia Hines
Notary Public
My Commission Expires: 5-3-2027

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 3, 2027

46558310.2

# 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 by deed of record as Instrument #20240909-0069408, Register's Office for Davidson County, Tennessee.

**Tennessee Certification of Electronic Document**

I, Emerald Videnoir, 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 February 18, 2025 (date of document).

Emerald Videnoir
Affiant Signature

February 20, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th day of February, 2025.

Lucretia Albert
Notary's Signature

MY COMMISSION EXPIRES: 9-7-2026

NOTARY'S SEAL

