This Instrument Prepared by:
Covington D. Horan
Dismukes Law, PLLC
604 S. Margin Street
Franklin, TN 37064
(615) 200-8818

Karen Johnson
Batch # 1295961
07/11/2025 09:03:38 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20250711-0054603

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
The Nightlock Revocable Trust
7252 Highway 70 South, Unit 502
Nashville, TN 37221

SEND TAX BILL TO:
Same as New Owner

MAP PARCEL NO.:
142070F01800CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **MICHAEL SEAN FROMMELT and TAYLOR MARIE FROMMELT, husband and wife,** (collectively the "**Grantor**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto the Trustees of **THE NIGHTLOCK REVOCABLE TRUST, under trust agreement dated May 31, 2025, as amended**, and their successors, heirs and assigns. The real estate is described as follows:

Land in Davidson County, being Lot 18, #502, also designated as Unit No. 18, together with appurtenant interest in common elements of Bellevue Commons Townhomes, a horizontal property regime established by Master Deed of record in Instrument No. 20000720-0071772, re-recorded in Instrument No. 20000828-0084760, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed.

Being the same property conveyed to Michael Sean Frommelt and Taylor Marie Burns from Michael Sean Frommelt, by Quitclaim Deed, of record in Instrument No. 20170227-0019555, Register's Office for Davidson County, Tennessee. Taylor Marie Burns, having since married, is now known as Taylor Marie Frommelt.

Being the same property conveyed to Michael Sean Frommelt and Taylor Marie Frommelt, husband and wife, by Quitclaim Deed from Michael Sean Frommelt and Taylor Marie Frommelt (fka Taylor Marie Burns), of record in Instrument No. 20170620-0062046, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

The provisions of Tennessee Code Annotated Section 35-15-510 shall apply to this property or its proceeds

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 31st day of May, 2025.

Affiant

Notary Public My Commission Expires: _____

COVINGTON G. DISMUKES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES DECEMBER 13, 2025

This is improved property known as 7252 Highway 70 South, Unit 502, Nashville, TN 37221.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 31st day of May, 2025.

MICHAEL SEAN FROMMELT

TAYLOR MARIE FROMMELT

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL SEAN FROMMELT**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 31st day of May, 2025.

Notary Public My Commission Expires: _____

COVINGTON G. DISMUKES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES DECEMBER 13, 2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TAYLOR MARIE FROMMELT**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 31st day of May, 2025.

Notary Public

My Commission Expires:_____

