Karen Johnson Davidson County
Batch# 1298369 DEEDQC
07/17/2025 09:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250717-0056390

New Owner:	Send Tax Bills To:	Map-Parcel Number
Frank S. Benedict 1861 Masters Drive DeSoto, TX 75115	New Owner	092 02 0 047.00

THIS INSTRUMENT PREPARED BY:
Lightsey Law
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Kirsten Virden
Affiant

Subscribed and sworn to before me, this 15 day of June 2025. July

Notary Public

My Commission Expires: March 3, 2026

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Ronald Benedict, unmarried,** hereinafter referred to as the Grantors, have bargained and sold, and by these presents do transfer and quitclaim to **Frank S. Benedict, married,** hereinafter referred to as the Grantee, and Grantee's heirs and assigns, all of Grantor's interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 8 in Fisk's Exclusive Subdivision #1, a plan of which is of record in Plan Book 547, page 157, Register's Office for Davidson County, Tennessee. Said Lot No. 8 fronts 50 feet on the north side of Scovel Street and extends back 143 feet more or less on Rogan Avenue in rear. Bearing a street address of 2616 Scovel Street, Nashville, Tennessee.

Being the same property conveyed to Frank Benedict, Brenda Lee, and Ronald Benedict as joint tenants with right of survivorship, by Quitclaim Deed from Lorine Knight, Trustee of the Lorine F. Knight Trust U/T/A dated November 20, 1996, said deed was dated July 18, 2013 and recorded July 22, 2013 as Instrument No. 20130722-0075490, Register's Office for Davidson County, Tennessee. Brenda Lee, a/k/a Brenda Benedict Lee, died on March 17, 2022 in

Miami Florida, leaving Frank Benedict and Ronald Benedict as the surviving tenants. Ronald Benedict is one and the same as Ronald D. Benedict and Frank Benedict is one and the same as Frank S. Benedict.

Being the same property conveyed to Lorine F. Knight, Trustee of the Lorine F. Knight Trust U/T/A dated November 20, 1996, by deed of record in Book 10282, Page 719. Prior instrument reference: General Warranty Deed, Volume/Book 10282, Page 719, Document No. 092-02-047, of the Recorder of Davidson, Tennessee, recorded Wednesday, November 20, 1996.

This property is not the primary residence of the Grantor's spouse or dependents.

This is improved property known as **2616 Scovel Street, Nashville, TN 37208.**

Said property is conveyed subject to such taxes, limitations, restrictions, and encumbrances as may affect the premises. This instrument was prepared with information supplied by the parties. No title examination, survey, or settlement has been performed. Lightsey Law shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement. The legal description used in this deed is the same legal description that appears in the previous deed.

IN WITNESS WHEREOF, this instrument has been executed this 25 day of June 2025.

GRANTOR:

Ronald D. Benedict S.

Ronald Benedict

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ronald benedict, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, stated that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 25 day of June 2025.

CHARLES D. LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
Commission Expires: 3/3/26

I, Kirsten Virden, 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 6-25-25 (date of document).

Kirsten Virden

Affiant Signature

Date: 6-25-25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of June, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

