New Owner:	Send Tax Bills To:	Map-Parcel Number
Ronald D. Benedict 109 Due West Drive Mt. Juliet TN 37122	New Owner	092 02 0 059.00

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

Karen Johnson Davidson County
Batch# 1298369 DEEDQC
07/17/2025 09:09:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250717-0056391

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.

Affiant

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

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, **Perry Lee, widowed, and Frank S. Benedict, married,** hereinafter referred to as the Grantors, have bargained and sold, and by these presents do transfer and quitclaim to **Ronald D. Benedict, unmarried,** hereinafter referred to as the Grantee, and Grantee's heirs and assigns, all of Grantors' interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 6 in Fisk's Exclusive Subdivision No. 2, as recorded in Plan Book 547, Page 135, Register's Office Davidson County, Tennessee. SAID Lot No. 6 fronts 50 feet on the south side of Scovel Street, and extends back southerly 140 feet more or less to an alley.

BEING the same property conveyed to Picola K. Benedict, by deed from Eugene Fletcher and wife, Mary C. Fletcher, of record in Book 4858, Page 78, Register's Office for Davidson County, Tennessee.

The said Picola K. Benedict died on July 17, 2009, leaving her children as heirs-at-law: Brenda Benedict Lee, Frank S. Benedict, and Ronald D. Benedict. Brenda Benedict Lee died on March 17, 2022 in Miami, Florida. Her husband,

Perry Lee is her sole heir-at law. Also see Affidavit of Heirship of record as Instrument No. 20100923-0075717, Register's Office for Davidson County.

This property is not the primary residence of the Grantors or their dependents.

This is improved property known as **2611 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 9th day of July 2025.

GRANTOR:

Perry Lee - FJ

Perry Lee

STATE OF FLORIDA
COUNTY OF Miami-Dade

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Perry Lee, 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 9 day of July 2025.

Notary Public
Commission Expires:

Notary Public State of Florida
Rolando J Cuadra
My Commission HH 302243
Expires 8/17/2026

GRANTOR:

Frank S. Benedict

STATE OF Texas
COUNTY OF Dallas

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Frank S. 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 3rd day of July 2025.

BRIANA L RIVERA
Notary Public
STATE OF TEXAS
My Comm. Exp. 06-05-27
Notary ID # 13439181-6

Notary Public
Commission Expires: 6/5/2027

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 7/9/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/9/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of July, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

