Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, Tennessee 37215

Karen Johnson
Batch # 1379113
02/11/2026 10:41:45 AM
Fees: $12.00 Taxes: $0.00
Davidson County **53253**
DEEDQC
2 pgs

20260211-0010629

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 3 day of February, 2025.

Notary Public

My Commission Expires:

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benjamin Daniel Frock and Alexandra Marie Wittenberg, husband and wife	New Owner	104-08-0-280.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Bonnie L. Hancock, as Trustee of The Bonnie L. Hancock Revocable Trust dated February 26, 2013,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Bill J. Hancock, as Trustee of the Hancock Legacy Trust dated April 14, 2017,** his successors and assigns all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled O.H. Shields Subdivision of Lot No. 55 and other Lots in O.B. Hayes' Rokeby Addition to Nashville, of record In Plat Book 161, page 158, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BILL J. HANCOCK and wife, BONNIE HANCOCK, and THOMAS D. GRAVES and wife, NEVA J. GRAVES, by deed from MARY GORDON REMMELE, a widow, of record in Book 5832, page 296 , dated December 18, 1981 , said Register's Office.

THOMAS D. GRAVES and wife, NEVA J. GRAVES conveyed to BILL J. HANCOCK and wife, BONNIE HANCOCK by quitclaim deed of record in Book 9330, page 454, dated April 15, 1994, said Register's Office.

BILL J. HANCOCK conveyed to BONNIE L. HANCOCK, by quitclaim deed of record in Book 10576, page 128, dated August 9, 1997, said Register's Office.

BONNIE L. HANCOCK conveyed to BONNIE L. HANCOCK AS THE TRUSTEE OF THE BONNIE L. HANCOCK REVOCABLE TRUST DATED FEBRUARY 26, 2013, by quitclaim deed of record in Instrument No. 20130705-0069996, dated July 2, 2013, said Register's Office.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of February , 2025.

The Bonnie L. Hancock Revocable Trust dated February 26, 2013

Bonnie L Hancock, Trustee
By: Bonnie L. Hancock, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bonnie L. Hancock, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The Bonnie L. Hancock Revocable Trust dated February 26, 2013, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office this 3rd day of February 2025.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028