Karen Johnson Davidson County
Batch# 1404752 DEEDQC
04/13/2026 11:20:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260413-0029802

QUITCLAIM DEED
TO RE-ESTABLISH ORIGINAL LOT LINES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-8-2029.
(AFFIX SEAL)

CAITLIN LLOYD-MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-108

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
1607 Benjamin St LLC	Same as owner	083-02-0-375.00
(NAME) 713 18th Avenue South	(NAME)	083-02-0-167.00
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WHEREAS, **1607 BENJAMIN ST LLC**, a Tennessee limited liability company (the "**Grantor**"), owns those two contiguous tracts of land located in Davidson County, Tennessee, as more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "**Existing Tracts**"), which said tracts comprise all of Lot Nos. 50 and 51 of that certain subdivision plat being SUBDIVISION OF LOTS NO. 8, 9, 10 AND PART OF LOT NO. 7 IN BLOCK A, LOTS NO. 13-14 IN BLOCK B, ALL OF BLOCK C IN SUBDIVISION OF WEAKLEY PLACE, as of record in Book 547, Page 12, Register's Office for Davidson County, Tennessee;

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE FOREGOING, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, by these presents does hereby quitclaim, transfer and convey to **1607 BENJAMIN ST LLC**, a Tennessee limited liability company (the "**Grantee**"), its successors and assigns, all of its right, title, and interest in that certain property located in Davidson County, Tennessee, described on Exhibit B attached hereto and incorporated herein (the "**Property**").

This is unimproved property located at 1607 Benjamin Street, Nashville, TN 37206 and 1609 Benjamin Street, Nashville, TN 37206.

This deed is executed for the **purpose of re-establishing the original lot lines** and having distinct map and parcel numbers assigned to Lot Nos. 50 and 51 of that certain subdivision plat being SUBDIVISION OF LOTS NO. 8, 9, 10 AND PART OF LOT NO. 7 IN BLOCK A, LOTS NO. 13-14 IN BLOCK B, ALL OF BLOCK C IN SUBDIVISION OF WEAKLEY PLACE, as of record in Book 547, Page 12, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 13 day of April, 2026.

GRANTOR:

1607 Benjamin St LLC,
a Tennessee limited liability company

By: _____
William Barron, Authorized Agent

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared William Barron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Agent of 1607 Benjamin St LLC, the within named Grantor, and that he, being duly authorized, executed the foregoing instrument for the purposes therein contained on behalf of said company.

WITNESS my hand, at office, this 13 day of April, 2026.

JOANNA DREIER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-19-2026

_____
Notary Public

My Commission Expires: 8/19/2026

EXHIBIT A

DESCRIPTION OF THE EXISTING TRACTS

Tract 1 (Parcel 083 02 0 375.00; 1607 Benjamin Street):

Being the Westerly 25 feet of Lot No 51 on the map showing SUBDIVISION OF LOTS NO. 8, 9, 10 AND PART OF LOT NO. 7 IN BLOCK A LOTS NO. 13-14 IN BLOCK B, ALL OF BLOCK C IN SUBDIVISION OF WEAKLEY PLACE, as of record in Book 547, Page 12, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 1607 Benjamin St LLC, a Tennessee limited liability company from Wright Rentals LLC, a Tennessee limited liability company, by Warranty Deed dated April 6, 2026, of record in Instrument 20260408-0028437, Register's Office of Davidson County, Tennessee.

Tract 2 (Parcel 083 02 0 167.00; 1609 Benjamin Street):

Land in Davidson County, Tennessee, being Lot No. 50 and the Easterly one-half of Lot No. 51, on the plan showing SUBDIVISION OF LOTS NO. 8-9-10 AND PART OF LOT NO. 7 IN BLOCK 'A', LOTS NO. 13-14 IN BLOCK 'B', ALL OF BLOCK 'C' IN SUBDIVISION OF "WEAKLER PLACE", as of record in Book 547, Page 12, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description

Line said Lot No. 50 and part of Lot No. 51, front together 75 feet on the Northerly margin of Benjamin Street and run back 187.4 feet on the Westerly line and 194 feet on the Easterly line, to a dead line measuring 75 feet thereon.

Being the same property conveyed to 1607 Benjamin St LLC, a Tennessee limited liability company from Wright Deals GP, a Tennessee partnership, by Warranty Deed dated April 6, 2026, of record in Instrument 20260408-0028400, Register's Office of Davidson County, Tennessee.

EXHIBIT B

DESCRIPTION OF THE PROPERTY

BEING THE ORIGINAL LOTS

Tract 1:

Being all of Lot No 51 on the map showing SUBDIVISION OF LOTS NO. 8, 9, 10 AND PART OF LOT NO. 7 IN BLOCK A, LOTS NO. 13-14 IN BLOCK B, ALL OF BLOCK C IN SUBDIVISION OF WEAKLEY PLACE, as of record in Book 547, Page 12, Register's Office for Davidson County, Tennessee.

Being (i) all of the property conveyed to 1607 Benjamin St LLC, a Tennessee limited liability company from Wright Rentals LLC, a Tennessee limited liability company, by Warranty Deed dated April 6, 2026, of record in Instrument 20260408-0028437, Register's Office of Davidson County, Tennessee, and (ii) a portion of the property conveyed to 1607 Benjamin St LLC, a Tennessee limited liability company from Wright Deals GP, a Tennessee partnership, by Warranty Deed dated April 6, 2026, of record in Instrument 20260408-0028400, Register's Office of Davidson County, Tennessee.

Tract 2:

Being all of Lot No 50 on the map showing SUBDIVISION OF LOTS NO. 8, 9, 10 AND PART OF LOT NO. 7 IN BLOCK A, LOTS NO. 13-14 IN BLOCK B, ALL OF BLOCK C IN SUBDIVISION OF WEAKLEY PLACE, as of record in Book 547, Page 12, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to 1607 Benjamin St LLC, a Tennessee limited liability company from Wright Deals GP, a Tennessee partnership, by Warranty Deed dated April 6, 2026, of record in Instrument 20260408-0028400, Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 April 13, 2026.

Affiant Signature

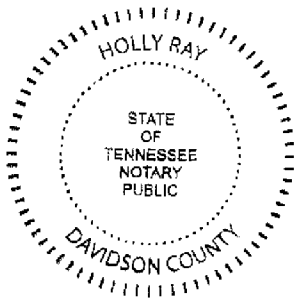
April 13, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 13th day of April, 2026.



Notary's Signature

My Commission Expires: 03/09/27