File No. 260800557

QUITCLAIM DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

John B Franklin III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2006.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 11-28-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDQC
Recvd: 09/08/06 11:26 2 pgs
Fees:12.00 Taxes:0.00
20060908-0111367

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Franklin III	SunTrust Mortgage, Inc.	13607012600
(NAME)	(NAME)	
113 Clear Lake Drive East	201 4th Avenue N	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kia A. Abernathy Lewis and Husband, Clinton M. Lewis

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO

John B. Franklin III and Sarah Franklin, husband and wife,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 193 on the Plan of Priest Lake Park, Section 4, as of record in Plat Book 4460, Page 15-17, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to EWING THOMAS ABERNATHY, III AND WIFE, KIA A. ABERNATHY by Deed from PAM G. SALAS, a single person of record in Deed Book 10977, Page 285 on 06/12/1998 and filed for record on 6/15/1998 ,
Register's Office for said County.

The said Ewing Thomas Abernathy having since deceased, Kia A. Abernathy sole surviving spouse.

The said Kia A. Abernathy having since married. For the purposes of this transaction, the said Kia A. Abernathy is also known as Kia A. Abernathy Lewis.

Clinton M. Lewis joins in this conveyance to convey any and all rights he may have in this property.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 113 Clear Lake Drive East, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this 30th day of August, 2006.

Kia A. Abernathy Lewis

Clinton M. Lewis

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kia A. Abernathy Lewis and Clinton M. Lewis the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of August, 2006.

Commission expires: 11-28-09

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 260800557

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122