BILL GARRETT, Davidson County
Trans:T20120036023 DEEDQC
Recvd: 05/16/12 12:07 4 pgs
Fees:22.00 Taxes:0.00
20120516-0042380

Recording requested by: Sarah A. Franklin
New owner & Send tax bills to:
When recorded, mail to:
Name: Sarah A. Franklin
Address: 4829 Smokey Drive
City/State/Zip: Old Hickory, TN 37138

Space above reserved for use by Recorder's Office
Document prepared by:
Name Sarah A. Franklin
Address 4829 Smokey Drive
City/State/Zip Old Hickory, TN 37138

Property Tax Parcel/Account Number: Map 64-5 Parcel 9

Quitclaim Deed

This Quitclaim Deed is made on May 16, 2012, between Sarah A. Franklin, Grantor, of 4829 Smokey Drive, City of Old Hickory, State of Tennessee, and John B Franklin III & Sarah A. Franklin, Grantee, of 4829 Smokey Drive, City of Old Hickory, State of Tennessee.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 218 Capital Street, City of Old Hickory, State of Tennessee:

Legal description property tax: Lot 10 PT 9 Blk O Hadleys Bend City

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2012 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2012 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: May 14, 2012

Sarah A. Franklin
Signature of Grantor

Signature of Grantor

Name of Grantor

Name of Grantor

State of ~~California~~ Tennessee
County of Davidson } S.S.
On May 16, 2012, before me, Miranda Daulton East
(name and title of notary), personally appeared Sarah Franklin,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the above instrument and acknowledged to me that they/he/she executed the instrument in their/his/her authorized capacity. I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Witness my hand and official seal.

Miranda Daulton East
Notary Signature

Seal

MIRANDA DAULTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exp: 3/3/2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Sarah A. Franklin Affiant
Subscribed and sworn before me this the 16th Day of May, 2012.
Deputy Register

Exhibit A

THIS INSTRUMENT PREPARED BY:

Metropolitan Government
Department of Finance
Public Property Administration
222 Third Avenue North, Suite 650
Nashville, Tennessee 37201

PAGE 10050:496

QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL:
Sarah A. Franklin 4829 Smokey Drive Old Hickory, Tennessee 37138	same	Map 64-5 Parcel 9

FOR AND IN CONSIDERATION OF the sum of Five Hundred Dollars and No Cents ($500.00) cash in hand paid, the receipt of which is hereby acknowledged, THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY hereby quitclaims unto Sarah A. Franklin, all the interest it may possess in the following parcel of land located in Davidson County, described as follows:

19.35

Land in Davidson County, Tennessee described as follows:

Being certain property located on Capital Street, being part of Lot No. 10, Block O, Hadleys Bend City, 35 x 124 x IR in size, Field Book 04D 29920, Map 64-5, Parcel 9.

Being the same property conveyed to the Metropolitan Government of Nashville and Davidson County by tax sale from Claudell Cartwright of record in Book 8216, Page 62, Register's Office for Davidson County, Tennessee.

The conveyance is subject to any and all existing easements, sanitary sewer, utility or other easement, whether or not recorded as a public record.

This is unimproved property located on Capital Street.

TO HAVE AND TO HOLD unto the said Sarah A. Franklin, all the interest that THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY may possess in and to the above-described real property, together with all the appurtenances and privileges thereto belonging.

OFF REC

IN WITNESS WHEREOF, THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, has caused this instrument to be executed by the Mayor, duly authorized in Metropolitan County Council Ordinance No. 096-231, so to act on its behalf, this 3rd day of May, 1996.

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY BY:

PHILIP BREDESEN, MAYOR

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

PAID 100.50 BK 497

Before me, Tine Conyers, a Notary Public in and for the State and County aforesaid, personally appeared Philip Bredesen, Mayor with whom I am personally acquainted and who, upon his oath, acknowledged himself to be the Mayor of THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, and that he as such Mayor, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, by the said Mayor, as such.

Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of May, 1996.

Tine Conyers
Notary Public

My Commission Expires:
November 22, 1997

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $500.00.

Affiant

Subscribed and sworn to before me this 2nd day of May, 1996.

Notary Public

My Commission Expires: 1-20-99

96 MAY 15 AM 11:53

0181839

IDENTIFICATION REFERENCE

Page 2 of 2

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED