THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for the transfer is $-0-.

Jimmy C. Franklin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 2016.

Notary Public

My Commission Expires: 7.2.18
(AFFIX SEAL)

FROM:	TO:
Patricia Mougridis and Jimmy C. Franklin	Jimmy C. Franklin and wife, Kathy F. Franklin

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Jimmy C. Franklin 284 Lake Chateau Drive Hermitage, TN 37076	Jimmy C. Franklin 284 Lake Chateau Drive Hermitage, TN 37076	PARCEL ID # 097080A112

QUITCLAIM DEED

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, Patricia Mougridis and Jimmy C. Franklin, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Jimmy C. Franklin and wife, Kathy F. Franklin, hereinafter called the GRANTEES, their heirs and assigns all their right, title, and interest in and to that certain tract or parcel of land described as follows, to wit:

Being Unit No. U-4, on the Plan of Lake Chateau Condominiums, of record in Book 6250, Page 607-610, as corrected and amended in Book 7025, Page 380 and Book 7367, Page 272, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Betty F. Franklin, Patricia Mougridis and Jimmy C. Franklin, as tenants in common with right of survivorship by deed from John D. Blonshine, of record in Instrument 20070618-0072646, dated June 15, 2007, Register's Office for said County. The said Betty F. Franklin died March 21, 2016.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

The street address of the Real Property is 284 Lake Chateau Drive, Hermitage, TN 37076, ____ Unimproved/ X Improved real property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTORS have caused this QUITCLAIM DEED to be executed on this 15th day of April, 2016 and 16th day of April, 2016.

GRANTORS -

Patricia Mougridis
Patricia Mougridis

Jimmy C. Franklin
Jimmy C. Franklin

BILL GARRETT, Davidson County
Trans:T20160039095 DEEDQC
Recvd: 05/11/16 08:48 2 pgs
Fees:12.00 Taxes:0.00
20160511-0046610

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Jimmy C. Franklin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of April, 2016.

My commission expires: 7-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TEXAS
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Patricia Mougridis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of April, 2016.

My commission expires: June 25, 2019

Notary Public

VICKIE L. JOHNSON
Notary Public
STATE OF TEXAS
My Comm. Exp. June 25, 2019