Davidson County DEEDQC
Recvd: 05/12/16 09:03 3 pgs
Fees:17.00 Taxes:0.00
20160512-0047216

This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

53

L&L# **Q1-66**

ADDRESS OF NEW OWNER:
KAFWND, LLC
3809 Barlow Drive
Nashville TN 37211

Send Tax Bill to New Owner

MAP: 148
GROUP: 090-0
PARCEL: 033.00

QUITCLAIM DEED

This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related matters or any matter related to Medicaid or TennCare benefits. No settlement has been performed and Lee and Lee Attorneys at Law, P.C. shall not be responsible for any matter that could have been resolved by a settlement, legal and/or tax related counsel.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Kimberly A. Franks**, do hereby transfer and convey, remise and release and forever quitclaim unto **KAFWND, LLC**, their heirs and assigns, all right, title and interest in and to that certain tract or parcel of land described as follows, to-wit:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 66, Haywood Heights, Section II, as shown on plat of record in Plat Book 2663, Page 13, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kimberly A. Franks, a single woman by deed from Margaret E. Sharpe, unmarried dated August 20, 2013, of record in Instrument No. 20130912-0096170, Register's Office for Davidson County, Tennessee.

This is improved property known as 3809 Barlow Drive, Nashville, Tennessee 37211. Possession is to be given on date of deed.

THIS INSTRUMENT and the interest hereby released and conveyed are subject to all taxes, restrictions, easements, ordinances and encumbrances as may affect the premises.

WITNESS our hands this the 11th day of May, 2016.

Kimberly A. Franks
Kimberly A. Franks

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kimberly A. Franks**, the bargainor, 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 11th day of May, 2016.

NOTARY PUBLIC



My Commission Expires: 8-21-18

* * * * * *

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value of this transfer is **$ - 0 -**.

Kimberly A Franks
AFFIANT

Subscribed and sworn to before me on this 11th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 8-21-18



ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 2.4.20