Bill Garrett Davidson County
Batch# 26170 DEEDQC
11/15/2017 04:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171115-0117588

THIS INSTRUMENT PREPARED BY:
Brenda Franks Hale, Attorney
HALE and HALE, PLC
198 East Main Street, Suite 200
Franklin, Tennessee 37064

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Justin C. Franks and Wylie P. Franks 5262 Granny White Trace Nashville, TN 37220	SAME	145 00 0 163.00

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Encore Construction, LLC,** a Tennessee limited liability company, (hereinafter called the **"GRANTOR"),** hereby quitclaims and conveys all of its right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee described as follows, unto **Justin C. Franks and wife, Wylie P. Franks** (hereinafter called the **"GRANTEE"**), their heirs and assigns, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 as shown on the Plan of The Reserve at Radnor Lake of record in Instrument No. 20080327-0030965, as amended in Instrument No. 20130829-0091392, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Encore Construction, LLC, a Tennessee limited liability company, by deed from Karl L. Van Becelaere and Linda L. Van Becelaere, husband and wife, of record in Instrument No. 20161004-0104831, Register's Office for Davidson County, Tennessee.

This is improved property known as 5262 Granny White Trace, Nashville, Tennessee 37220

WITNESS, my hand of the undersigned this 9 day of November, 2017, in Franklin, Tennessee.

Encore Construction, LLC

By: _____
Justin Crockett Franks, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Justin Crockett Franks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member the (or other officer authorized to execute the instrument) of Encore Construction, LLC, the within named bargainor, a limited liability company, and that such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member.

Witness my hand this 9 day of November, 2017, in Franklin, Tennessee.

_____
Notary Public

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 18, 2021

My Commission Expires: 4-18-21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for the value of this transfer is Ten and NO/100 ($10.00) DOLLARS.

_____
Affiant

Sworn to and subscribed before me, this 9 day of November, 2017.

_____
Notary Public

My commission expires: 4-18-21

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 18, 2021

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4.1.2020

Alice J. Stewart

ALICE J. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-11-2020