Prepared By:
mickey t franklin
5630 Higdon Road
Joelton, Tennessee 37080

After Recording Return To:
mickey t franklin
5630 Higdon Road
Joelton, Tennessee 37080

Bill Garrett Davidson County
Batch# 32720 **DEEDQC**
12/04/2017 01:17:25 PM 8 pgs
Fees: $43.00 Taxes: $44.40

20171204-0123393

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 12,000.00 **, Affiant**
Subscribed and sworn before me this the
4 **Day of** December **,** 20 17 **.**
Brandi Wells **, Deputy Register**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On January 12, 2017 THE GRANTOR(S),

- Franklin R. Eddison, a married person,

for and in consideration of: $12,000.00 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Mickey .T Franklin and Linda Franklin, a married couple, residing at 5630 Higdon Road, Joelton, Davidson County, Tennessee 37080

the following described real estate, situated in JOELTON Tn 37080, in the County of Davidson, State of Tennessee:

Legal Description: See attached *Schedule A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 03700006500

Mail Tax Statements To:
mickey t franklin
5630 Higdon Road
Joelton, Tennessee 37080

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 12-1-2017

Franklin R. Eddison

Franklin R. Eddison
1001 Token Way
Kennesaw Ga., Georgia, 30144

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 1st day of December, 2017, before me personally appeared Franklin R. Eddison, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

M. TERESA GUPTON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

M Teresa Gupton
Notary Public

Title (and Rank)

My commission expires 3-31-2021

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $12,000.00.

Affiant

Affiant's Name: Mickey and Linda Franklin

SCHEDULE A
LEGAL DESCRIPTION OF REAL PROPERTY

OFFICIAL RECEIPT

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5869 PG 87

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 19 82.

Notary Public

MY COMMISSION EXPIRES: Oct. 17, 1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
George Barrett, Atty, 217 2nd Ave N., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Franklin Edison (NAME)	same (NAME)	37- 4 RS
431 Moss Trail (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tn. 37072 (CITY) (STATE) (P. O. 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, Willie Lou Edison, widow of George W. Edison

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Franklin Edison, my son

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:

First Tract:

Land in the fourteenth Civil District of Davidson County, Tennessee, being a part of the G.A. Cornwell farm, described as follows:

Beginning at a Hickory tree on the north corner of the G. A. Cornwell farm and running North East 340 feet to an iron stake, thence west 240 feet to a right of way road, thence South East 210 feet to an iron stake, thence west to an iron stake, thence north 210 feet to a hickory tree at the beginning.

Being the same property conveyed to George W. Edison and wife Willie Lou Edison, by deed from G. A. Cornwell and wife Nettie Cornwell, recorded in Book 2021, page 637, Register's Office for Davidson County.

Second Tract:

Beginning at an iron stake at the South corner of the G. A. Cornwell property, running east 89 feet to a locust post, near a Chestnut Oak, running North from said corner 496 feet to a hickory tree at the public road, thence from said corner 140 feet West to an iron stake, joining the Edison property there, South to the beginning.

Being the same property conveyed to George W. Edison and wife Willie Lou Edison, by deed from G. A. Cornwell and wife Nettie Cornwell, recorded in Book 2036, page 410, Register's Office for Davidson County.

This is unimproved ( ) improved (X) property, known as Rt. 1 (House Number) (Street) Box536 (P. O. Address) Joelton, Tennessee (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness_____ hand____ this_____ day of_____, 19____

x Willie Lou Edison

STATE OF TENNESSEE
Davidson County

BOOK 5869 PAGE 88

Personally appeared before me, Revon M. Wilcox, a Notary Public in and for said County and State, the within named Willie Lou Edison

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of March 19 82

Commission expires Oct. 17, 1982

Revon M. Wilcox
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Willie Lou Edison, widow of
George W. Edison

TO
Franklin Edison, my son

RUSH

G 8.5.7 1.3

IDENTIF. REFERENCE

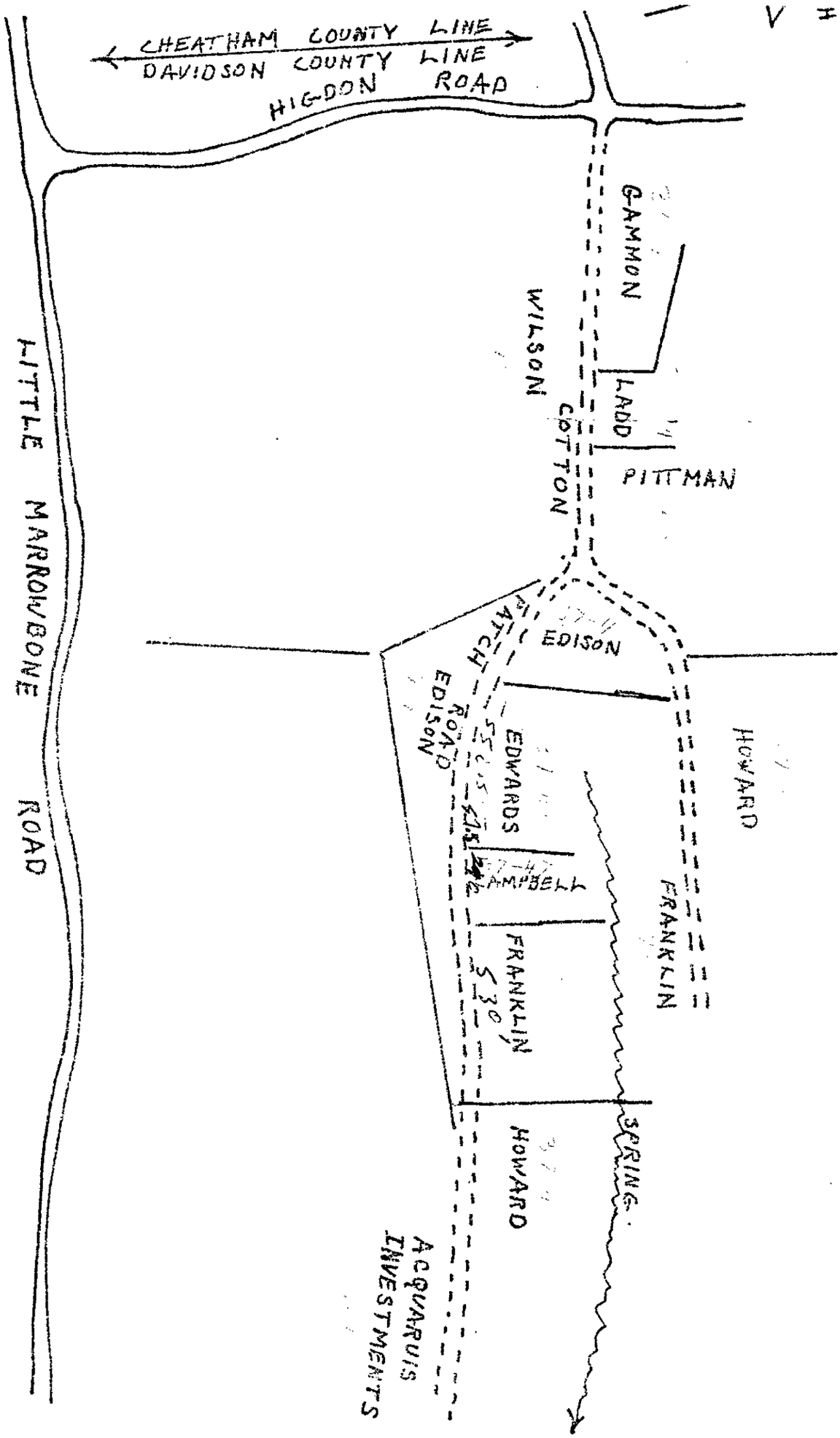
APR 2 10 56 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

113 04/02 13.76- SEECH

OFF REC


CHEATHAM COUNTY LINE
DAVIDSON COUNTY LINE
HIGDON ROAD
GAMMON
LADD
PITTMAN
WILSON
COTTON
EDISON
EDWARDS
CAMPBELL
FRANKLIN
HOWARD
FRANKLIN
HOWARD
SPRING
ACQUARIUS INVESTMENTS
LITTLE MARROWBONE ROAD

CHEATHAM COUNTY
A great place to raise a family

County Clerk
TERESA GUPTON
(615) 792-5179
Teresa.Gupton@tn.gov

December 1, 2017

On December 1, 2017, I Teresa Gupton, Cheatham County Clerk, witnessed Mr. Mickey T. Franklin and Ms. Linda Franklin pay Mr. Franklin R. Edison a cashier's check for $12,000.00 for property located at 5632B Higdon Road, Joelton, Tennessee 37080.

Teresa Gupton

Cheatham County Clerk