THIS INSTRUMENT PREPARED BY:
Jennifer Ross
National Deed Network, Inc.
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

Bill Garrett Davidson County
Batch# 82868 DEEDQC
04/19/2018 01:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180419-0037036

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
Ryan Dennis Franklin
631 James Avenue Apt. 1
Nashville, TN 37209

Property Tax ID#: 090080D00100CO
File #: 102713745-218086-CJ

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, RYAN DENNIS FRANKLIN, an unmarried man and HERBERT D. FRANKLIN, an unmarried man, as Grantors, hereby convey all rights, titles and interests that We may have in to RYAN DENNIS FRANKLIN, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 090080D00100CO

Property Address: 631 James Avenue Apt. 1, Nashville, TN 37209

Prior Deed recorded 07/05/2016, as Instrument 20160705-0068685, Davidson County Court Clerk's Office.

Witness our hands this the 7th day of April, 2018.

RYAN DENNIS FRANKLIN

HERBERT D. FRANKLIN

STATE OF TN }

COUNTY OF Davidson }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, RYAN DENNIS FRANKLIN and HERBERT D. FRANKLIN, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 7th day of April, 2018.

Notary Public
My Commission expires: 6-20-2021

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

RYAN DENNIS FRANKLIN

HERBERT D. FRANKLIN

Subscribed and sworn to before me this the 7th day of April, 2018.

Notary
My Commission expires: 6-20-2021

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A, AS ESTABLISHED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 631-A JAMES AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AT INSTRUMENT NO. 20150921-0095941, IN THE REGISTERS OFFICE OF DAVIDSON, TENNESSEE WITH PLAT ATTACHED AS EXHIBIT "B" TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Parcel ID: 090080D00100CO

Commonly known as 631 James Avenue Apt. 1, Nashville, TN 37209

True Copy Certification

I, Joseph Luis Prado, Jr., do hereby make oath that I am licensed attorney and/or 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.

Signature

Printed Name: Joseph Luis Prado, Jr.

State of California

County of Orange

Personally appeared before me, T. House a notary public for this county and state, Joseph Luis Prado, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-3-19

Notary Seal:

T. HOUSE
Commission # 2096091
Notary Public - California
Los Angeles County
My Comm. Expires Feb 3, 2019