Karen Y Johnson Davidson County
Batch# 173404 DEEDQC
12/12/2018 01:22:10 PM 4 pgs
Fees: $23.00 Taxes: $55.50
20181212-0121054

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 15,000
_____, Affiant
Subscribed and sworn before me this the
12 Day of Dec., 2018.
D. Goodman, Deputy Register

This Instrument Prepared By: SELF at Justin Franks 915 Franklin Rd Charlotte, TN 37036

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

Eric McCoy, married, of 203 Hillcrest Rd Kingston Springs Tn 37082, (the "Grantor"), for and in consideration of 15,000.00 Dollars, does hereby sell, remise, release, and convey, as well as quitclaim, unto Justin J Franks, married, of 915 Franklin Rd Charlotte Tn 37036, (the "Grantee") as the sole tenant, the following described real estate located in the county of Davidson Co, State of Tennessee:

1045 Garland Hollow Rd Pegram,Tn Lot No. 1 ,ON THE PLAT OF HIGDON HILL LOF RECORD IN PLAT BOOK 2 PAGE 39
IN THE REGISTER'S OFFICE OF CHEATHAM COUNTY, TENNESSEE AND BEING LOT NO 1 ON THE PLAT OF HIGDON HILLS OF THE RECORD BOOK 5060 , PAGE 8, IN THE REGISTER,S OFFICE OF DAVADSON COUNTY, TENNESSEE.

Being all or part of the same property described in the County Register's Deed book BOOK 6375, Page PAGE 445 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY TENNESSEE.

~~TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property, unto the Grantee, Grantee's heirs and assigns, forever.~~

IN WITNESS WHEREOF the Grantor has executed this instrument this 12 day of December, 2018.

Signed in the presence of:

Kendra Nolen
Signature

Kendra Nolen
Name

Eric McCoy

Grantor Acknowledgement

STATE OF TENNESSEE

COUNTY OF Dickson

Before me, Melinda Lane a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Eric McCoy, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 12th day of December, 2018.

Melinda Denise Lane

Notary Public, the State of Tennessee

County of Dickson

My commission expires: 4-19-2021

Register's Fee $ _____

New Owner

Mail Tax Notice to: JUSTIN J FRANKS, 915 FRANKLIN RD, CHARLOTTE, TENNESSEE, 37036

Parcel Number: 08800004800