THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, Tennessee 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 24th day of January, 2020. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 352598 DEEDQC
02/03/2020 01:46:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200203-0012287

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES SEPTEMBER 6, 2022

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher and Morgan Franklin 204 Walnut Hill Drive Nashville, TN 37214	New Owner	084-15-0-059.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Christopher Franklin and Morgan O'Connor n/k/a Morgan Franklin, husband and wife** referred to as the ("Grantors") do hereby quitclaim, transfer and convey unto **Christopher Franklin and Morgan Franklin, husband and wife,** their successors and assigns all of their rights, title and interest in the portion of real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 36, as shown on the map entitled Donelson Meadows, of record in Plat Book 1835, page 35, (which plat was previously omitted) Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHRISTOPHER FRANKLIN and MORGAN O'CONNOR, by deed from MERRYMAN FAMILY REVOCABLE LIVING TRUST, of record in Instrument No. 20180703-0064213, dated March 13, 2009, said Register's Office.

Morgan O'Connor having since married and is now known as Morgan Franklin

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24 day of January, 2020.

Christopher Franklin

Morgan O'Connor n/k/a Morgan Franklin

Morgan O'Connor n/k/a Morgan Franklin

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Christopher Franklin and Morgan Franklin, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24 day of January, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022