THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 433325 DEEDQC
07/08/2020 03:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200708-0074207

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Patricia F. Nelson and Gary R. Nelson 4290 Sweden Drive Hermitage, TN 37076	New Owner	075-06-0-125.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Patricia Lee Franklin NKA Patricia F. Nelson, married,** by these presents do hereby quitclaim and convey unto **Patricia F. Nelson and Gary R. Nelson, wife and husband,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Section 5, Hermitage Estates of record in Plat Book 4175, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jane H. Franklin and Patricia Lee Franklin, both unmarried by Warranty deed from Dorothy M. Bush, unmarried of record in Book 9498, page 677, Register's Office for Davidson County, Tennessee, dated October 14, 1994 and recorded on October 21, 1994.

Being the same property conveyed to Jane H. Franklin and Patricia Lee Franklin, by and through David J. Waynick, Trustee by Quitclaim Deed from Jane H. Franklin and Patricia Lee Franklin, mother and daughter, as joint tenants with right of survivorship, of record in Book 9758, page 273, Register's Office for Davidson County, Tennessee, dated June 28, 1995 and recorded on June 28, 1995 and within the same deed the said David J. Waynick, Trustee conveyed his interest in the subject property to Jane H. Franklin and Patricia Lee Franklin , joint tenants with right of survivorship. Jane H. Franklin having since died November 27, 1999.

Being also known as 4290 Sweden Drive Hermitage, Tennessee 37076.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 27th day of June, 2020.

Affiant

My commission expires: (Affix Seal)

Notary Public

ANNE MARIE CHANDLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 27th day of June, 2020.

Patricia Lee Franklin NKA
Patricia F. Nelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Patricia Lee Franklin NKA Patricia F. Nelson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 27th day of June, 2020.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022