Karen Johnson Davidson County
Batch# 497506 DEEDQC
10/16/2020 11:59:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201016-0120755

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE-- Affiant Subscribed and sworn to before me, this 15th day of ~~August~~ October, 2020. Brooke Rector Notary Public My Commission Expires:

BROOKE RECTOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Julia R. Franklin and Michael Brett Franklin, Trustees 4120 Brandywine Pointe Blvd. Old Hickory, TN 37138	SAME	Map: 064-03-0B Parcel: 22.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Julia R. Franklin and Michael Brett Franklin, as Trustees of the Carl Franklin 2013 Family Trust dated June 4, 2013, hereinafter called the Grantors,

for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by Julia R. Franklin, hereby remises, releases and quitclaims all of the Grantors' rights, title and interests in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Julia R. Franklin and/or Michael Brett Franklin, Trustees of the Julia R. Franklin Living Trust**, established by the Revocable Trust Agreement of Julia R. Franklin dated November 27, 1995, as amended and restated on April 8, 2020, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 19th day of August, 2020.

Julia R. Franklin, Trustee

Julia R. Franklin, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julia R. Franklin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 19th day of August, 2020.

My Commission Expires: 02-06-23

Colleen Brothers
Notary Public

COLLEEN BROTHERS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Michael Brett Franklin, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Brett Franklin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 19th day of August, 2020.

My Commission Expires: 02-06-23

Notary Public

COLLEEN BROTHERS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 235, on the Plan of Brandywine Pointe Subdivision, Phase One, Section 2, Revised, of record in Plat Book 7900, Page 172, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Julia R. Franklin and Michael Brett Franklin, Trustees of the Carl Franklin 2013 Family Trust dated June 4, 2013, by Quitclaim Deed from Julia R. Franklin, Trustee of the Carl Wayne Franklin Living Trust Agreement dated November 27, 1995, of record as Instrument No. 20130711-0071583, Register's Office for Davidson County, Tennessee.

This property description is the same description as the previous deed of record.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 8120, Page 188; Book 8671, Page 484; Book 9010, Page 627; Book 10721, Page 835, Register's Office for said County.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 7900, Page 172, said Register's Office and Ingress and Egress Easement to Boat Dock of record in Book 11108, Page 555, said Register's Office.

This is improved property known as 4120 Brandywine Pointe Blvd., Old Hickory, TN.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia C. Hunt, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

