After recording, return document
and send future tax statements to:
Dave Frank
3843 College Ave
Los Angeles, CA 90232

Karen Johnson Davidson County
Batch# 522272 DEEDQC
12/01/2020 07:50:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201201-0139168

This instrument prepared by:
Victoria A. Silver
7100 Hayvenhurst Ave, Suite 305
Van Nuys, CA 91406

QUITCLAIM DEED

Under T.C.A. § 66-5-103(B)(2)

THIS INDENTURE, made this 11 day of November , 2020 between the grantor, David Frank and Ariadne T. Reynolds, Husband and Wife whose address is 114 Hillcrest Drive, Madison, TN 37115

and the grantee,
David Frank, Trustee of THE REYNOLDS FRANK SEPTEMBER 2020 FAMILY TRUST

WITNESSETH, that in consideration of the sum of zero dollars ($0.00)

in hand paid, the receipt of which is hereby acknowledged, the grantor does hereby quitclaim to the grantee all interest in the following land, situated in the County of Davidson , in the State of Tennessee, to wit:
Being parts of the South parts of Lots 9 through 17 inclusive of Block A on the Plan of Yowell Place of record in Plat Book 974, Page 61, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said parts of the south parts of Lots 9 through 17 fronts 95 feet on the Westerly side of Hillcrest Drive and run back between lines 236.8 feet on the northerly parts of said Lots, and 245 feet on the southerly side along a 5 foot strip between said parts of said Lots, and the northerly line of Lot 18 on said plan; to a line at the rear measuring 81 feet thereon which rear line is part of the easterly line of Lot 8 on said plan.

Be the same more or less, but subject to all legal highways.

No Transfer Tax -
TCA 67-4-409(a)(3)(F)

Parcel ID: 043-14-0-132.00
Commonly known as: 114 Hillcrest Drive, Madison, TN 37115
Source of title:
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20190916-0093543 in the Recorder's Office, Davidson County, Tennessee.
THIS CONVEYANCE is made subject to:
Subject to all easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.
IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the day and year first above written.

Signature: _____
Print name: David Frank
Capacity: Grantor

Signature: _____
Print name: Ariadne T. Reynolds
Capacity: Grantor

Signature: _____
Print name: _____
Capacity: _____

Signature: _____
Print name: _____
Capacity: _____

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF California
COUNTY OF Los Angeles

On this 11th day of November, 2020, before me personally appeared _____ David Frank & Ariadne T. Reynolds _____, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that They executed the same as Their free act and deed.

Signature: _____
Print name: Socorro Sanchez
Title: Notary Public
My commission expires: Jan 12, 2021

SOCORRO SANCHEZ
Notary Public - California
Los Angeles County
Commission # 2175733
My Comm. Expires Jan 12, 2021