Karen Johnson Davidson County
Batch# 609362 DEEDQC
04/07/2021 11:51:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210407-0045901

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Johnny & Vickie Franks 5321 Windypine Dr Nashville, TN 37211	*~~Johnny~~ Franks and Vickie Franks 5321 Windypine Drive Nashville, TN 37211 *JOHNNY

Order Number: 00802916

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Johnny Franks, married to Vickie Franks,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Johnny Franks and Vickie Franks, Husband and Wife,** whose address is 5321 Windypine Drive, Nashville, TN 37211, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot 9, on the Plan of The Woodlands, Phase 2, of record in Plat Book 6900, Page 635, Register's Office for said County, to which plan reference is hereby made for a more complete description.

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

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 172 03 0B 009.00CO
Street address of property: 5321 Windypine Drive, Nashville, TN 37211

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20030527-0071104, in the Recorder's Office, Davidson County, Tennessee.

Signed this 30th day of March, 2021.

Signature of Grantors:

Johnny Franks

Vickie Franks

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 30th day of March, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Johnny Franks and Vickie Franks, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

LINDA MENDOZA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/09/2024
DAVIDSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 172 03 0B 009.00CO
Street address of property: 5321 Windypine Drive, Nashville, TN 37211

Oath of Consideration

I or we, Johnny Franks and Vicki Franks, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 30th day of March, 2021.

Signatures of Affiant(s):

Johnny Franks Vicki Franks

Sworn and subscribed before me this 30th day of March, 2021.

Linda Mendoza
Notary Public

LINDA MENDOZA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/09/2024
DAVIDSON COUNTY

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO- WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 9, ON THE PLAN OF THE WOODLANDS, PHASE 2, OF RECORD IN PLAT BOOK 6900, PAGE 635, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Parcel ID:172 03 0B 009.00CO

Commonly known as 5321 Windypine Drive, Nashville, TN 37211
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded in Instrument: 20030527-0071104 in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I,____Erika Olivo_____, 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 executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me, Esther L. Hinostroza, a notary public for this county and state, _____Erika Olivo_____ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ESTHER L. HINOSTROZA
Notary Public - California
Orange County
Commission # 2214485
My Comm. Expires Sep 16, 2021

Notary's Signature

My Commission Expires:_____
Notary' Seal (if on paper)